



## Zoning Committee Recommendation

Rezoning Petition 2023-003

August 3, 2023

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### REQUEST

Current Zoning: ML-2 (manufacturing and logistics, 2)  
Proposed Zoning: TOD-NC (transit oriented development, neighborhood center)

### LOCATION

Approximately 0.70 acres located on the south side of Southside Drive, west of Old Pineville Road, and east of South Tryon Street.  
(Council District 3 - Watlington)

### PETITIONER

Clarke Allen

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

#### To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends Community Activity Center.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The site is within a 1-mile walk of both the Woodlawn Station and the Scaleybark Station.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station or within a 1-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- Immediately adjacent to the site are a number of parcels zoned under TOD districts, representing an ongoing shift in this area to more transit-supportive redevelopment projects rather than predominantly industrial uses.
- This rezoning is consistent with the Community Activity Center Place Type recommended for this area around the LYNX Blue Line.
- The use of conventional TOD-NC zoning applies standards and regulations to create the desired form

and intensity of transit supportive development, and a conditional rezoning is not necessary.

- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

Motion/Second: Whilden / Sealey

Yeas: Lansdell, Neeley, Russell, Sealey, Welton,  
Whilden, Winiker

Nays: None

Absent: None

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

There was no further discussion of this petition.

#### **PLANNER**

Holly Cramer (704) 353-1902