



Zoning Committee

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**REQUEST**

Current Zoning: ML-2 (manufacturing and logistics 2) and MUDD(CD) (mixed use development district, conditional)  
Proposed Zoning: TOD-NC (transit oriented development - neighborhood center)

**LOCATION**

Approximately 1.682 acres located along the west side of Hawthorne Lane, north of Central Avenue, and east of Louise Avenue.  
(Council District 1 - Anderson)

**PETITIONER**

Clachan Properties

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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)* calls for Neighborhood 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 proposed zoning would allow the site to be developed with transit supportive uses compatible with existing commercial development and recent redevelopment occurring in the area.
- The former industrial uses in this area have recently been transitioning into uses compatible with the TOD designation, aligning this proposal with the policy for this area.
- The TOD-NC district may be applied to parcels within a 1-mile walk of an existing rapid transit station and within a 1/2-mile of an existing streetcar stop. The site is located within a 1/2-mile of the Sunnyside Lynx Gold Line streetcar stop
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods

- 4: Trail & Transit Oriented Development
- 5: Safe & Equitable Mobility
- 7: Integrated Natural & Built Environments
- 8: Diverse & Resilient Economic Opportunity

Motion/Second: Whilden / Winiker  
Yeas: Lansdell, Neeley, Russell, Sealey, and Welton  
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**

Emma Knauerhase (704) 432-1163