



Zoning Committee

**REQUEST**

Current Zoning: TOD-CC EX (transit oriented development, community center, exception)  
Proposed Zoning: TOD-CC (transit oriented development, community center)

**LOCATION**

Approximately 1.91 acres located along the west side of Hawthorne Lane, the east side of Heath Court, north of Central Avenue.  
(Council District 1 - Anderson)

**PETITIONER**

Queen City Hotel Investors, LLC

**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 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 ¼-mile walk of the existing Sunnyside Station on the LYNX Gold Line.
- The TOD-CC district may be applied to parcels within a ¼-mile walking distance of an existing streetcar stop. This site will also front along the Gold Line’s next phase of development along Hawthorne Lane.
- The site was previously rezoned to TOD-CC EX to allow the modification of quantitative TOD-CC standards. The exceptions requested in that rezoning are no longer necessary for the petitioner.
- The use of conventional TOD-CC 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: Winiker / Russell  
 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