



Zoning Committee

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**REQUEST**

Current Zoning: ML-2 (Manufacturing and Logistics 2)  
Proposed Zoning: TOD-NC (Transit Oriented Development – Neighborhood Center)

**LOCATION**

Approximately 0.764 acres located along the east side of South Boulevard, north of East Woodlawn Road, and west of Connecting Road.  
(Council District 1 - Anderson)

**PETITIONER**

Wenqiang Ye

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **consistent** from staff analysis 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 TOD-NC district may be applied to parcels within 1 mile of a rapid transit station.
- The site is located 0.5 miles from the E Woodlawn Light Rail Stop.
- The proposed zoning is in an area with recent rezonings to TOD designations.
- 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 and Innovation Mixed Use designation, aligning this proposal with the policy for this area.
- The South Boulevard corridor is well serviced by bus routes to support the use and development associated with this proposal.

- 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: Sealey / Russell

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

Nays: None

Absent: Lansdell

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**

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