



Zoning Committee

REQUEST

Current Zoning: NC (Neighborhood Center)
Proposed Zoning: TOD-CC (Transit Oriented Development-Community Center)

LOCATION

Approximately 0.28 acres located along the north side of Rozzelles Ferry Road and the southwest side of West Trade Street, west of Beatties Ford Road.
(Council District 2 - Graham)

PETITIONER

Sankofa Partners LLC

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 **inconsistent** from staff analysis 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 TOD-CC zoning is appropriate for parcels near moderate-intensity rapid transit stations and streetcar stops, this site location is surrounded primarily by Neighborhood Center, which is a lesser intensity compared to TOD-CC.
- The site is located within a 1/4-mile of the Bruns Ave CityLYNX Gold Line transit stop.
- This zoning aims to accommodate and encourage transit oriented and transit supportive development in transit station areas where there is not a current market demand for more intense development.
- The proposed zoning would allow the site to be developed with transit supportive uses compatible with existing development.
- This proposed zoning could support the rehabilitation and reuse of existing structures. Which is important to

preserve the character of the established neighborhoods.

- This zoning is appropriate for the area because it has moderate density.
- The proposed zoning aids accessibility for nearby neighborhoods and may encourage walking and cycling, supporting the concept of a complete neighborhood.
- The local street network is well-connected, designed for slow traffic, and includes good pedestrian facilities. Arterial streets provide for safe and comfortable pedestrian, bicycle, and transit travel along and across them for easy access to and from the Neighborhood Center and surrounding areas.
- 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

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood Center to Community Activity Center for the site.

Motion/Second: Winiker / Neeley
 Yeas: Russell, Sealey, Welton, Whilden, Winiker, Neeley
 Nays: None
 Absent: Lansdell
 Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

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