



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2024-140

March 4, 2025

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**REQUEST**

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

**LOCATION**

Approximately 0.45 acres located northeast of West Trade Street, southeast of Frazier Avenue, and southwest of West 5th Street.

(Council District 2 - Graham)

**PETITIONER**

Urban Trends Real Estate

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-0 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* recommends the Neighborhood Center Place Type for the site.

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 500-foot walk to the Wesley Heights Gold Line 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.
- Conventional TOD-NC zoning applies standards and regulations that create the desired form and intensity to support transit-oriented development.
- With the support of the Gold Line, the site supplies easy access to both everyday necessities and employment

opportunities engendering a pedestrian oriented environment.

- The rezoning is consistent with the Neighborhood Center Place Type for the area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development

Motion/Second: Sealey / Shaw

Yeas: Sealey, Winiker, Blumenthal, Shaw, Neeley

Nays: None

Absent: Stuart, McDonald

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

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

Commissioner Sealey asked staff why this area was not already zoned for Transit-Oriented Development. Staff noted that the TOD alignment rezoning that was City-led did not rezone areas to TOD zoning districts along the Gold Line.

There was no further discussion of this petition.

#### **PLANNER**

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