



Zoning Committee

REQUEST

Current Zoning: TOD-TR (transit-oriented development, transition) and N1-C (neighborhood 1-C)
Proposed Zoning: TOD-CC (transit-oriented development, community center)

LOCATION

Approximately 3.96 acres located at the northeast intersection of North Tryon Street and Hampton Church Road, south of East McCullough Drive.
(Council District 4 - Johnson)

PETITIONER

Shreeji Hospitality of University, 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)* recommends the Community Activity Place Type.

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 meets the specified UDO locational criteria for the application of the TOD-CC zoning district. Specifically, TOD-CC zoning districts are typically applied when in closer proximity to transit than TOD-TR zones.
- The proposed TOD-CC zoning district aligns with the zoning to the east and west of the site.
- TOD districts are intended for those areas that are transitioning away from automobile-centric orientation toward a more walkable, well-connected, moderate intensity, mix of retail, restaurant, entertainment, office, and personal service uses.
- The TOD-CC District is appropriate for parcels near moderate-intensity rapid transit stations.
- The site is currently developed with a hotel which is not

a permitted use in the TOD-TR zoning district making it a legal non-conforming use. A rezoning to TOD-CC would correct that oversight.

- The proposed site is located approximately 550 feet from the McCullough Station along the LYNX Blue Line meeting the applicability criteria of the UDO to be within ½ mile walking distance of an existing transit station.
- The site provides development consistency with the TOD-CC parcels across Tryon Street.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development.

Motion/Second: Winiker / Russell
 Yeas: McDonald, Neeley, Russell, Shaw, Stuart, Welton, Winiker
 Nays: None
 Absent: Blumenthal, Sealey
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioners asked if the rezoning was a zoning correction. Staff responded that during the 2019 realignment rezoning the parcel was rezoned to TR due to the residential adjacencies at the time.

There was no further discussion of this petition.

PLANNER

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