



Zoning Committee

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**REQUEST**

Current Zoning: O-15(CD) (Office, Conditional)  
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, Conditional)

**LOCATION**

Approximately 5.2 acres located on the north side of Yorkmont Road, west of S Tryon Street, and east of Lochlain Drive.  
  
(Council District 3 - Brown)

**PETITIONER**

Vivo Investments LLC

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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 **inconsistent** 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 Commercial place type.

However, 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 petition would provide an additional housing option in an area identified by the *2040 Comprehensive Plan* as having insufficient housing.
- The proposed Neighborhood 2 zoning and place type would provide an appropriate transition from the Commercial place type to the east along S Tryon Street and the Neighborhood 1 place type to the south and west along Yorkmont Road.
- The petition would reserve 10% of the multi-family units for households earning 80% or less of the Area Median Income for a period of 20 years.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Commercial place type to Neighborhood 2 place type for the site.

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

## ZONING COMMITTEE DISCUSSION

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

Chairman Blumenthal asked staff if the existing hotel is an extended stay hotel, in light of the extension of notification of current occupants from 30 days to 90 days. Staff replied that they were not sure but the UDO doesn't differentiate based on the duration of stay. Chairperson Blumenthal followed with a question of why Housing & Neighborhood Services requested an extension of the notification period from 30 days to 90 days. Staff replied that it would simply provide occupants more time to determine where they will move.

Chairman Blumenthal asked if there were bus stops on Yorkmont Rd. Staff replied that they were not positive if there were on Yorkmont Rd but that there are on S Tryon St. Staff added that there is an intersection improvement project to add crosswalks across S Tryon St at Yorkmont Rd.

Chairman Blumenthal commented that he likes the idea of converting hotels to residential use. He would prefer to see 25% of the units reserved for residents earning 80% AMI, but will not oppose a petition that is offering affordable housing.

## PLANNER

Joe Mangum (704) 353-1908