



Zoning Committee

REQUEST

Current Zoning: I-2 (industrial)
Proposed Zoning: TOD-UC (transit-oriented development, urban center)

LOCATION

Approximately 2.55 acres located at 3000 N. Tryon Street, west of its intersection with E. 36th Street.
(Council District 1 - Egleston)

PETITIONER

Anthony Kuhn

**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:

This petition is found to be inconsistent with the *North Tryon Area Plan* with respect to land use, based on the information from the staff analysis and the public hearing and because:

- The Plan recommends office/retail uses for the site.

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:

- Although this parcel was not within the study area of the *36th Street Station Area Plan*, the location is approximately 2,640 feet from the 36th Street Station. The City's TOD ordinance states that the TOD-UC zoning district may be applied to parcels within a half-mile of a rapid transit station.
- As most of the surrounding land uses and zoning in this area are zoned at a higher intensity which is oftentimes not considered compatible with mixed and/or residential uses, this petition has the potential to transform a portion of North Tryon Street by potentially integrating a mixture of uses in a homogenous area.
- The petition's request for a TOD-UC zoning district will likely, once constructed, address many of the *North Tryon Area Plan's* goals for land use, transportation, and community design.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan*, from office/retail uses to transit-oriented development for the site.

Motion/Second: Gussman / Ham
Yeas: Gussman, Ham, McClung, Nwasike, Spencer,
Watkins, and Wiggins
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090