



Zoning Committee

REQUEST

Current Zoning: B-1 PED (neighborhood business, pedestrian overlay) and UMUD (uptown mixed use district, pedestrian overlay)
Proposed Zoning: TOD-UC (transit oriented development –urban center, pedestrian overlay)

LOCATION

Approximately 0.759 acres located on the northern side of East Morehead Street, south of John Belk Freeway, and east of South Boulevard.
(Council District 1 - Egleston)

PETITIONER

501 Associates, LLC c/o Erwin Capital

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 consistent with the *Midtown Morehead Cherry Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential/office/retail land uses with a pedestrian overlay district.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed rezoning for transit oriented development, is consistent with the mixed-use land use recommendation.
- The site is within a ¼ mile of the Carson LYNX Blue Line Station.
- Use of conventional TOD-UC (transit oriented development – urban center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

Motion/Second: Watkins / Kelly

Yeas: Gussman, Ham, Kelly, 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 consistent with the adopted area plan. There was no additional discussion of this request.

PLANNER

Claire Lyte-Graham (704) 336-3782