



Zoning Committee

REQUEST

Current Zoning: B-1 (CD) (neighborhood business, conditional)
Proposed Zoning: MUDD-O (mixed-use development, optional)

LOCATION

Approximately 7.5 acres located between Shopping Center Drive and Hampton Church Road, east of N. Tryon Street in the University City neighborhood.
(Council District 4 - Johnson)

PETITIONER

Union at Tryon, LP

**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 *Blue Line Extension University City 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.

However, 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 area plan recommends that moderate density residential uses (up to 22 DUA) may be appropriate as part of a multi- or mixed-use development. While higher than the recommended density, the proposal of residential dwelling units together with accessory uses, as allowed in the MUDD zoning district, and the proposed development's connection to adjacent retail uses falls in line with this recommendation.
- The plan recommends this area as a transition area between two transit stations connecting pedestrians between the two nodes and other shopping centers in the vicinity while also accommodating vehicular traffic. The proposed twelve (12) foot multi-use path along N. Shopping Center Drive will provide safe, pedestrian connectivity to existing retail.
- The plan encourages plazas and open spaces. It recommends open spaces be oriented toward building entries and strategically locating courtyards near pedestrian walkways to create desirable gathering destinations and increase safety. The proposal's building placement and site design commits to enhancing the pedestrian environment.

The approval of this petition will revise the adopted future land use as specified by the *Blue Line Extension University City Area Plan*, from current recommended use to new recommended use for the site.

Motion/Second: Gussman / Wiggins
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 inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090