



Zoning Committee

REQUEST

Current Zoning: B-2 (general business), I-1 (industrial)
Proposed Zoning: TOD-CC (transit-oriented development, community center)

LOCATION

Approximately 4.18 acres located south of N. Tryon Street at its intersection with E. 36th Street in the NoDa community. (Council District 1 - Egleston)

PETITIONER

AHI 3100 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:

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

- The plan recommends office/retail and park/greenway 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:

- The site meets the applicability requirements of the TOD-CC district as the site is less than a half mile walking distance from the Blue Line's 36th Street Station.
- Requesting TOD zoning in this location realizes one of the listed land use goals by capitalizing on the location's proximity to the Blue Line.
- The petition's request for TOD will likely, once constructed, address many of the North Tryon Area Plan's other goals regarding 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 and park/greenway uses to transit-oriented development for the site.

Motion/Second: Nwasike / Barbee
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

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