



Zoning Committee

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**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 0.33 acres located along the southeast side of Dunloe Street, the southwest side of Sylvania Avenue, west of North Tryon Street.  
(Council District 1 - Egleston)

**PETITIONER**

Mission Properties

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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:

This petition is found to be consistent with the *North Tryon Area Plan* (2010) future land use designation of office/retail/residential, but at 63 dwelling units per acre (DUA), it is inconsistent with the area plan's recommendation of residential uses up to 22 DUA based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail/residential land uses up to 22 DUA.

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 petition proposes one building with up to 21 multi-family units.
- The multi-family development fulfills the area plan's recommendation of encouraging a mix of office, retail and residential uses and serves as an appropriate transition between the Lockwood neighborhood and the commercial and industrial uses on Dunloe Street and North Tryon Street.
- The petition commits to a building design that is not monolithic and will include various architectural features to improve the pedestrian experience.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan* (2010), from Office/Retail/Residential to Residential >22 DUA for the site.

Motion/Second: McMillan / Kelly

Yeas: Blumenthal, Kelly, McMillan, Nwasike, Samuel,  
and Welton  
Nays: None  
Absent: Barbee  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the future land use designation, but inconsistent with the dwelling units per acre of the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225