



Zoning Committee

REQUEST

Current Zoning: O-1(CD) (office, conditional)
Proposed Zoning: TOD-CC (transit oriented development, community center)

LOCATION

Approximately 2.99 acres located at the eastern terminus of E. McCullough Drive, east of N. Tryon Street in the University City community.

(Council District 4 - Johnson)

PETITIONER

Shreej Hospitality UNCC, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Blue Line Extension – University City 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 TOD-mixed uses for the site

Therefore, 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 request for TOD at this location is consistent with the adopted land use plan for the area.
- The site is less than 1,000 feet from the Blue Line’s McCullough Station.
- The requested district is appropriate considering adjacent zoning districts in this location.
- As this location is within 200 feet of single-family residential, the request for TOD-CC will limit the height of the structure to the same maximum height of the TOD-TR district – the prevailing TOD district on the eastern side of N. Tryon Street – thus creating no greater visual impact than a request for TOD-TR.

Motion/Second: Barbee / Blumenthal

Yeas: Barbee, Blumenthal, McMillan, Samuel, and Welton

Nays: None

Absent: Kelly, Nwasike

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 further discussion of this petition.

PLANNER

William Linville (704) 336-4090