



Zoning Committee

REQUEST

Current Zoning: B-1 PED (neighborhood business, pedestrian overlay) and R-22MF PED (multi-family, pedestrian overlay)
Proposed Zoning: TOD-CC PED (transit oriented development, community center, pedestrian overlay)

LOCATION

Approximately 1.11 acres located along the west and east sides of Beatties Ford Road, along the south side of French Street, and north of Mill Road.
(Council District 2 - Graham)

PETITIONER

Carolina Urban Properties LTD

**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 inconsistent for a portion of the site and consistent for a portion of the site with the *West End Land Use and Pedscape Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends institutional.
- The plan recommends multi-family/office/retail.

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 petition consists of two sites located on opposite sides of Beatties Ford Road and are located within ¼ of a mile from the proposed CATS Lynx Gold Line transit stop at French Street and Beatties Ford Road.
- The site is an appropriate location for transit-oriented development, adjacent to Johnson C. Smith University and other mixed-use developments in the area.
- Transit oriented mixed-use development is consistent with the overall vision of the *West End Land Use and Pedscape Plan*.

The approval of this petition will revise the adopted future land use as specified by the *West End Land Use and Pedscape Plan*, from Institutional land use to transit oriented development Use for a portion of the site.

Motion/Second: Blumenthal / Barbee

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

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent for a portion of the site and inconsistent for a portion of the site with the adopted area plan.

There was no further discussion of this petition.

PLANNER

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