



Zoning Committee

REQUEST

Current Zoning: B-2 (general business)
Proposed Zoning: TOD-NC (transit-oriented development, neighborhood center).

LOCATION

Approximately 1.73 acres located near the NE intersection of University City Boulevard and N. Tryon street in the University City community.

(Council District 4 - Johnson)

PETITIONER

Miles Vaughn, City of Charlotte Housing and Neighborhood Services.

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 **inconsistent** with the *Blue Line Extension/University City Area Plan* (2015) 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 uses for the site.

However, we believe 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 petition is consistent with plan guidance in that the requested district would allow for any mixture of uses permitted in the TOD-NC district.
- The petition's request for a TOD-NC district supports the plan's land use goal that seeks to "Accommodate higher intensity uses that support the various transportation systems throughout the Corridor, while protecting the fabric of residential neighborhoods."
- The request is reasonable as the location meets the TOD Ordinance's locational criteria of being no more than 1 mile to a transit station.

The approval of this petition will revise the adopted future land use as specified by the *Blue Line Extension/University City Area Plan*, from office/retail to transit-supportive uses for the site.

Motion/Second: Ham / Chirinos
Yeas: Chirinos, Ham, Rhodes, Samuel, Spencer and
Welton
Nays: None
Absent: Blumenthal
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