



Zoning Committee

REQUEST

Current Zoning: MUDD-O (mixed use development district, optional)
Proposed Zoning: MUDD-O SPA (mixed use development district, optional, site plan amendment)

LOCATION

Approximately 2.49 acres located on the west side of North Tryon Street, south of West W.T. Harris Boulevard, and north of McCullough Drive.
(Council District 4 - Johnson)

PETITIONER

Ryan Montgomery/RI Charlotte Property, L.P.

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:

To Approve:

This petition is found to be **inconsistent** from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The *University City Area - Blue Line Extension Plan's* (2015) recommends office/retail uses as amended by rezoning petition 2017-196.

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 petition is generally consistent with the existing development pattern in the area.
- While proposed residential uses are inconsistent with the area plan's recommendation, the petition's reuse of existing structures ensures consistency with the current context.
- The site is less than a ½ mile from the McCullough transit station, which will provide appropriate transportation service for residential development.

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

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

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, noting the intent to add uses while maintaining the existing buildings and retaining applicable commitments from the previously approved plan. Staff noted the request is consistent with the adopted area plan.

There was no further discussion of this request.

PLANNER

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