



Zoning Committee

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: TOD-NC (transit oriented development, neighborhood center)

LOCATION

Approximately 2.21 acres bound by the south side of North Church Street, north side of North Tryon Street, and east side of West 31st Street
(Council District 1 - Anderson)

PETITIONER

AHC Investment Group

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 **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The map recommends Innovation Mixed Use.

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 TOD-NC district may be applied to parcels within 1 mile of a rapid transit station.
- The site is within a $\frac{3}{4}$ mile walk of the 36th St. and 25th St. stations on the Lynx Blue Line.
- The site is located on N. Tryon St. in an area with recent rezonings to TOD designations.
- The proposed zoning would allow the site to be developed with transit supportive uses compatible with existing commercial development and recent redevelopment occurring in the area.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities.

Motion/Second: Lansdell / Harvey
Yeas: Lansdell, Gaston, Gussman, Harvey, Rhodes,
Russell, Welton
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Lansdell noted the site is not a designated brownfield.

There was no further discussion of this petition.

PLANNER

John Kinley (704) 336-8311