



Zoning Committee

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**REQUEST**

Current Zoning: TOD-NC (transit-oriented development, neighborhood center)  
Proposed Zoning: TOD-UC (transit-oriented development, urban center)

**LOCATION**

Approximately 1.26 acres located on the east side of South Tryon Street, north of Remount Road, and south of Dunavant Street.  
(Council District 3 - Watlington)

**PETITIONER**

Providence Group Capital

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**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:

**To Approve:**

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood Center.

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 site is within a ½-mile walk of the proposed Rampart Station and has close proximity to the New Bern Station.
- The TOD-UC zoning district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station or within a ½-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- The site is adjacent to numerous parcels zoned TOD-UC to its north, south, and east.
- Although inconsistent with the recommended Neighborhood Center Place Type, the rezoning of this site would bring the remainder of the east side of the S. Tryon Street block between Remount Road and Dunavant Street all under the TOD-UC zoning district, allowing for a more consistent development pattern. If

approved, the site would change the adopted Place Type to Regional Activity Center. The application of the RAC Place Type is appropriate for sites within a ½-mile walk of a high-capacity transit station or transportation corridor. RAC would be compatible with the surrounding Neighborhood Center, Neighborhood 2, and Commercial Place Types.

- The use of conventional TOD-UC zoning applies standards and regulations to create desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- 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

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Neighborhood Center to Regional Activity Center for the site.

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

**ZONING COMMITTEE DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902