



Zoning Committee

**REQUEST**

Current Zoning: ML-2 (manufacturing and logistics-2)  
Proposed Zoning: IMU (innovation mixed use)

**LOCATION**

Approximately 0.51 acres located on the east side of North Tryon Street, south of East Arrowhead Drive, and west of North Hills Circle.  
(Council District 4 - Johnson)

**PETITIONER**

Caren Wingate

**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 5-1 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 (2022)* recommends the Manufacturing & Logistics Place Type for the Site.

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 supported by preferred adjacencies to Community Activity Center and Manufacturing and Logistics place types.
- The subject property is not located adjacent to N1 or within Uptown or Center City.
- The petition proposes to potentially increase access to jobs and economic mobility.
- The proposed site is located within ½ mile walkshed of a high-capacity transit station or major transportation corridor.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 4: Trail & Transit Oriented Development
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Manufacturing & Logistics Place Type to the Innovation Mixed Use Place Type.

Motion/Second: Whilden / Neeley  
Yeas: Neeley, Sealey, Welton, Whilden, Winiker  
Nays: Lansdell  
Absent: Russell  
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.

**MINORITY OPINION**

Commissioner Lansdell did not think the petition was the appropriate land use change.

**PLANNER**

Michael Russell (704) 353-0225