



Zoning Committee Recommendation

Rezoning Petition 2022-184

May 31, 2023

REQUEST

Current Zoning: ML-2 (manufacturing and logistics -2)
Proposed Zoning: UC (uptown core)

LOCATION

Approximately 2.13 acres located on the east side of West Palmer Street, south of West Morehead Street, and north of John Belk Freeway.
(Council District 2 - Graham)

PETITIONER

Thomas Kinney, United Air Filter Co.

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 **consistent** 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) recommendation for the Regional Activity Center Place Type.

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 located within the I-277/I-77 loop in Uptown surrounded by a dense network of streets with small blocks.
- The site is located within a ½-mile of adopted location of the Morehead Street Lynx Silver Line Station.
- The site is located within a ½-mile walk of the Wesley Heights Greenway and adjacent to the proposed alignment of the future Irwin Creek Greenway.
- The UMUD district permits a variety of uses that align with the recommendations of the Regional Activity Center Place Type from 2040 Comprehensive Plan such as vertically integrated mixed-uses including office, multi-family, retail, restaurant, entertainment, institutional and personal care services.
- All parcels surrounding the site have recently been zoned to another urban district, UMUD-O, representing a major shift in this area from industrial to more urban, mixed-use developments.

- UMUD standards include requirements for enhanced streetscape treatment, building entrances, urban open space, architectural requirements, distinguished base of high rises, and screening.
- The requested district is complimentary in nature to the recently entitled mixed-use districts within a convenient walking distance an adopted Silver Line station.
- 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: Welton / Lansdell

Yeas: Gaston, Gussman, Harvey, Lansdell, Welton, Russell

Nays: None

Absent: Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

MINORITY OPINION PLANNER

None

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