



## Zoning Committee

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### REQUEST

Current Zoning: ML-1 (manufacturing and logistics-1), ML-2 (manufacturing and logistics-2)  
Proposed Zoning:

### LOCATION

Approximately TOD-CC (transit oriented development-community center), TOD-NC (transit oriented development-neighborhood center), TOD-UC (transit oriented development-urban center)  
(Council District 4 - Johnson)

### PETITIONER

Couchell/Tsahakis Properties, LLC

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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 (2022)* recommends the Manufacturing & Logistics Place Type for this 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:

- This petition proposes to provide a more gentle transition between the adjacent single family neighborhoods and manufacturing and logistics sites.
- The petition proposes to provide additional access to goods, services, and amenities to the residential, manufacturing and logistics, and commercial sites in the area.
- The proposed site is less than a half mile from the nearest LYNX Blue Line station in keeping with the requirements for TOD sites.
- The site would also be well supported by bus transit as it fronts the CATS bus line and is less than a half mile from the nearest CATS bus stop.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods

- 4: Trail & Transit Oriented Development
- 5: Safe & Equitable Mobility
- 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Manufacturing & Logistics Place Type to the Community Activity Center Place Type for the site.

Motion/Second: Lansdell / Whilden  
 Yeas: Lansdell, Russell, Sealey, Welton, Whilden, Winiker  
 Nays: None  
 Absent: Neeley  
 Recused: None

### **ZONING COMMITTEE DISCUSSION**

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

Commissioner Russell asked why we were ok with TOD-TR on the west side of North Tryon Street but not on the east side of North Tryon Street. Staff responded that it was put in that area because it was seen more as a kind of a transitional piece that was done during the alignment rezoning so I'd have to go back and look at notes on all the files as to why they chose TR in some places and NC in some others. Generally, it was proximity to existing neighborhoods that influenced a TR or NC district that was applied in those instances, but we have seen a lot of those also transitioned to higher intensity districts given the continued development along the blue line.

Commissioner Lansdell stated that since this is a conventional rezoning, we don't have a say in the setback or what the driveway and interaction between this parcel and North Tryon Street will look like at this point or access to bus stops and transit with this rezoning parcel or any intersection improvements associated with Arrowhead Drive. Staff replied, there may be intersection improvements required during the plan review process based on ordinance requirements and thresholds being met for traffic improvements and any other transportation improvements. A project of this size will likely trigger some transportation analysis beyond what we're doing at the rezoning stage.

There was no further discussion of this petition.

### **PLANNER**

Michael Russell (704) 353-0225