



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2022-208

August 1, 2023

REQUEST

Current Zoning: ML-2 (manufacturing and logistics, 2) and I-2(CD) (general industrial, conditional)
Proposed Zoning: IMU (innovation mixed-use)

LOCATION

Approximately 7.6 acres located on the west side of North Tryon Street and east side of Keswick Avenue, south of West 24th Street.
(Council District 1 - Anderson)

PETITIONER

Summit Avenue Keswick, LLC

**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) 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 North Graham Street/North Tryon Street (NGNT) is one of six identified corridors in the Corridors of Opportunity (COO) program which aims to revitalize areas with a mix of uses that provide critical resources and businesses to its neighbors, creating more prosperous and safe communities. This rezoning would allow the site's entitlements to be shifted away from industrial uses to a more balanced mix of uses that could better align with the goals of the NGNT Corridor.
- The innovation mixed-use zoning district is intended for sites such as these that may have formerly been reserved industrial developments but are situated in areas that are transitioning to an array of commercial, residential, and artisan industrial uses among others.
- Although the subject site is adjacent to Neighborhood 1 parcels, the proposed zoning district has a number of built-in protections for when an IMU site abuts the

Neighborhood 1 Place Type. If the site were successfully rezoned, it would be subject to larger side and rear setbacks against Neighborhood 1 parcels as well as height caps for any portions of a structure within 200 feet of Neighborhood 1.

- Rezoning this site would bring it into alignment with the proposed Innovation Mixed-Use Place Type and allow more flexibility in the uses that may be developed.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

Motion/Second: Sealey / Russell

Yeas: Neeley, Russell, Sealey, Welton, Whilden, Winiker

Nays: None

Absent: Lansdell

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Sealey noted that the existing structures on the site have already been renovated for uses that are compatible with the IMU zoning district. Commissioner Sealey also commented on the need for traffic calming measures in this area.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902