



Zoning Committee

**REQUEST**

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

**LOCATION**

Approximately 1.57 acres located on the east side of North Tryon Street, south of Orr Road, and north of Old Concord Road. (Council District 4 - Johnson)

**PETITIONER**

BVB Properties

**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 the Innovation Mixed Use Place Type for this site.

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 petition is supported by preferred adjacencies to Community Activity Center and Innovation Mixed Use 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

Motion/Second: Sealey / Lansdell

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

Nays: None  
Absent: Russell  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

Commissioners Welton and Sealey were concerned about the direction some recent petitions going to the IMU zoning district would have long term on the intended land use and character of the IMU district.

There was no further discussion of this petition.

**PLANNER**

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