



Zoning Committee

REQUEST

Current Zoning: NS (neighborhood services)
Proposed Zoning: B-2(CD (general business, conditional)

LOCATION

Approximately 1.69 acres located along the south of North Tryon Street, east of Pavilion Boulevard, and north of Harris Houston Road.
(Council District 4 - Johnson)

PETITIONER

Hutton

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 4-3 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be *consistent* with the *Northeast Area Plan's* recommendation for retail uses for the site but *inconsistent* with the plan's recommendation for residential uses based on the information from the staff analysis and the public hearing and because:

- The adopted plan recommends retail/residential uses.

However we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed project is consistent with the existing, adjacent development patterns.
- The petition helps achieve the area plan's land use goal of "a balanced land use pattern that includes a mixture of housing, shopping, employment and civic uses".
- Before the approval of rezoning petition 2007-079, the Northeast Area Plan recommended only retail uses for the site.
- While proposing an auto-oriented use, the petition still furthers the land use goal to stimulate pedestrian and bicycle activity via its commitment to construct a 12-foot multi-use path and 8-ft planting strip, along the property's frontage of N. Tryon, in accordance with Charlotte BIKES.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan*, from institutional uses to residential/office/retail uses for the site.

Motion/Second: Ham / Chirinos
Yeas: Chirinos, Ham, Rhodes, and Welton
Nays: Blumenthal, Samuel, and Spencer
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff reviewed the petition with the Zoning Committee, noting building materials, architectural standards and streetscape along N. Tryon Street. Staff noted there are no outstanding issues and consistent with the adopted

There was no discussion of this petition.

MINORITY OPINION

Commissioners Blumenthal, Samuel, and Spencer felt the request is not the highest and best use of the site.

PLANNER

Claire Lyte-Graham (704) 336-3782