



Zoning Committee Recommendation

Rezoning Petition 2024-142

April 1, 2025

REQUEST

Current Zoning: ML-1 (Manufacturing and Logistics-1)
Proposed Zoning: TOD-NC (Transit Oriented Development – Neighborhood Center)

LOCATION

Approximately 1.50 acres located east of North Tryon Street, along the south side of East Arrowhead Drive, and north of North Hills Circle.
(Council District 4 - Johnson)

PETITIONER

Sait's LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 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 and Logistics Place Type for the subject parcel.

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:

- Although the proposed zoning conflicts with the *2040 Policy Map*, recent rezoning in the surrounding area has designated neighboring parcels as Transit-Oriented Development (TOD).
- TOD-NC is well-suited for areas near transit corridors and is designed to support a mix of uses while promoting walkability and transit use.
- The site is less than 1 mile from the Tom Hunter LYNX Blue Line station.
- This proposed zoning aligns with UDO goals by allowing a mix of residential, commercial, and retail spaces while reducing car dependency.
- TOD-NC zoning incorporates urban design standards from the UDO that require active street frontages, building placement that engages pedestrians, and overall aesthetic improvements, making the area more

attractive and functional.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhood
 - 4: Trail & Transit Oriented Development

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

Motion/Second: Stuart / Sealey

Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairperson Blumenthal asked staff about the *2040 Policy Map* in this area and asked at what point is a different Place Type considered given the zoning and development shifting to TOD rather than Manufacturing & Logistics. Staff responded that this area is not slated for a change on the *Revised 2040 Policy Map* but acknowledged that it is moving away from industrial uses and zoning. More conversations are warranted with Long Range planning staff.

There was no further discussion of this petition.

PLANNER

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