



Zoning Committee

REQUEST Current Zoning: I-2 (general industrial)
Proposed Zoning: MUDD(CD) (mixed use development, conditional)

LOCATION Approximately 3.50 acres located at the intersection of North Tryon Street and Matheson Avenue, west of North Brevard Street.
(Council District 1 - Egleston)

PETITIONER Alliance Residential

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY The Zoning Committee voted 7-0 to Choose an item. this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *North Tryon Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The adopted plan recommends institutional uses for this parcel.

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:

- Although inconsistent with the North Tryon Area Plan's land use recommendation for the site, the petition is generally consistent with the existing development pattern in the area which includes a mix of retail, industrial, adaptive re-use, and nearby residential.
- A proposed density of approximately 97 DUA is appropriate given the site's proximity to existing light rail. The site is within .55 mile of the 25th Street Station on the LYNX Blue Line.
- The requested housing density achieves the plan's land use goal of encouraging a variety of housing types in the area to accommodate a diversity of residents.
- The petition's proposed 8-foot sidewalk, 8-foot planting strip, and variable 2-way bicycle track along Matheson Avenue achieves the plan's goal of creating an improved urban environment by encouraging project design that contributes to the community, creates an attractive streetscape, and enhances mobility in the area.

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

ZONING COMMITTEE DISCUSSION

Staff reviewed the petition with the Zoning Committee, noting the change since the public hearing amending language regarding the Zoning Administrator approving building materials. Staff noted there remains one outstanding transportation item to be addressed by the petitioner.

There was no discussion of this petition.

PLANNER

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