



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-158

February 1, 2022

REQUEST

Current Zoning: CC SPA (commercial center, site plan amendment) and UR-C(CD) SPA (urban residential-commercial, conditional, site plan amendment)
Proposed Zoning: CC SPA (commercial center, site plan amendment) and UR-C(CD) SPA (urban residential-commercial, conditional, site plan amendment, with 5-year vested rights)

LOCATION

Approximately 45.31 acres located on the southeast side of N. Tryon Street, east of Pavilion Boulevard.
(Council District 4 - Johnson)

PETITIONER

Trevi Partners, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The *Northeast Area Plan* (2000) recommends institutional and residential/office/retail uses as amended by rezoning petition 2010-047.

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 adopted future land use for this site was amended by rezoning petition 2010-047.
- The proposal to allow additional uses, increase in height, and clarify architectural standards not drastically alter the intent of the previous approved rezoning.
- The petition furthers the Northeast Area Plan's goal to establish "a balanced land use pattern that includes a mixture of housing, shopping, employment and civic uses".

Motion/Second: Blumenthal / Welton

Yeas: Blumenthal, Chirinos, Ham, Rhodes, and Welton

Nays: Samuel and Spencer

Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. Staff noted modifications in proposed uses and increase in height to 90 feet for the hotel primarily to accommodate architectural features such as a bell tower.

Commissioner Chirinos inquired about the presence of open space on the site and if Park and Recreation had concerns. Staff responded that the open space would reflect the latest approved plan and that Park and Recreation had no outstanding issues. Staff indicated that the petitioner was on hand to respond to specific questions.

The Zoning Committee suspended the rules to allow Colin Jenest to speak about open space on the site. Mr. Jenest pointed out the location of the open space, buffers, and tree save, also noting that 17 acres that would have been used for tree save/open space was sold to the City.

There was no further discussion of this petition.

MINORITY OPINION

Removal of wellness center and adult care center in favor of an automotive care center is not appropriate.

PLANNER

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