



## Zoning Committee Recommendation

Rezoning Petition 2021-196

April 5, 2022

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### REQUEST

Current Zoning: I-2 (general industrial)  
Proposed Zoning: MUDD-O (mixed-use development, optional)

### LOCATION

Approximately 21.51 acres of contiguous and non-contiguous parcels generally adjacent to Berryhill Road, Tuckaseegee Road, Gesco Street, and Jay Street.  
(Council District 3 - Watlington)

### PETITIONER

Third & Urban

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### 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 *Bryant Park Land Use and Streetscape Plan* for a portion of the site and inconsistent with the *Central District Plan* for the remaining portion of the site based on the information from the staff analysis and the public hearing, and because:

- The *Bryant Park Land Use and Streetscape Plan* recommends office/retail/light industrial uses for a portion of the site.
- The *Central District Plan* recommends industrial uses for a portion of the 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 proposed land use for the petition parcels south of Tuckaseegee Road is consistent with the Bryant Park Land Use and Streetscape Plan while the proposed land use for parcels north of Tuckaseegee Road is inconsistent with the Central District Plan.
- The proposed development will adaptively reuse older industrial buildings with a mix of uses, which is more compatible with the surrounding uses and adjacent residential uses than the industrial uses that previously occupied those buildings.
- The surrounding area is transitioning from industrial uses to office and retail uses, as recommended by the Bryant Park Land Use & Streetscape Plan.

- The petitioner is committing to removal of two railroad spurs within the right of way of State Street, and subsequent repaving of the street.

The approval of this petition will revise the adopted future land use for the portion of the site north of Tuckaseegee Road as specified by the *Central District Plan* from industrial land use to mixed use for the site.

Motion/Second: Welton / Blumenthal

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

Nays: None

Absent: Spencer

Recused: None

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *Bryant Park Land Use and Streetscape Plan* for a portion of the site and inconsistent with the *Central District Plan* for the remaining portion of the site.

Chairperson Samuel inquired as to why petition 2021-172 was required to calculate cumulative trip generation for a possible traffic impact study (TIS) and this petition was not. CDOT staff replied that 2021-196 had committed to funding some nearby improvements but 2021-172 had not. Additionally, CDOT did not feel that a TIS would yield impactful improvements, particularly as they relate to multimodal infrastructure. Chairperson Samuel reiterated concern with the inconsistency of the TIS requirement. Committee member Chirinos expressed agreement with those concerns.

Chairperson Samuel inquired about the geographic area shown within rezoning history maps provided in the staff analysis. Staff replied that they showed roughly a mile from the petition site but it varied by petition.

Chairperson Samuel expressed concern about the placement of rezoning signs. Staff replied that they give CDOT specific instruction with regards to placement of the signs but they can check with CDOT to confirm that those instructions are being interpreted correctly.

There was no further discussion of this petition.

## **PLANNER**

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