



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-206

April 5, 2022

REQUEST

Current Zoning: CC (commercial center)
Proposed Zoning: MUDD(CD) (mixed use development district, conditional) with 5-year vested rights.

LOCATION

Approximately 4.5 acres located on the west side of North Tryon Street, east of Interstate 85, and south of West Mallard Creek Church Road.
(Council District 4 - Johnson)

PETITIONER

Cambridge Properties, Inc.

**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 *University City Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends a mix of residential, office, and retail uses.

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:

- This petition fulfills the area plan's recommendation for properties in this area to redevelop over time with a mix of residential, office and retail uses at this site.
- The petition supports the area plan's goal of accommodating higher intensity, mixed uses along a major transit corridor.
- The petition is consistent with the mix of existing multifamily development in the surrounding context.

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 adopted area plan.

Chair Keba Samuel stated that she believed the petitioner has been aware of the request to remove the five-year vested rights since the public hearing. Chair Keba Samuel is not sure if she would support the petition with the five-year vesting included.

Staff responded that they have had some conversations with the petitioner over the last week and staff understands the vesting request due to the nature of the project with long term lease arrangements they have with existing stores and tenants. Staff will continue the discussions with the petitioner and make a determination before Council decision.

There was no further discussion of this petition.

PLANNER

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