



## Zoning Committee Recommendation

Rezoning Petition 2021-253

June 7, 2022

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### REQUEST

Current Zoning: I-2 (general industrial)  
Proposed Zoning: TOD-NC (transit oriented development – neighborhood center)

### LOCATION

Approximately 15.58 acres located on the southeast side of North Tryon Street and east side of Matheson Avenue, north of Cullman Avenue.  
(Council District 1 - Egleston)

### PETITIONER

Flywheel Group

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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 *North Tryon Area Plan* (2010) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed non-residential, office and retail uses on 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:

- This site is within a 1-mile walk of the 36<sup>th</sup> Street Station.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station or within a 1-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- A majority of this site is currently utilized for industrial uses, this petition would allow for the redevelopment of the area to transit supportive mixed uses.
- The site is immediately adjacent to other areas with TOD zoning designations.
- The use of conventional TOD-NC zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

Motion/Second: Spencer / Blumenthal

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

Nays: None

Absent: None

Recused: None

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Commissioner Spencer asked why parcel 08302204 was not included in the rezoning. Commissioner Blumenthal answered that the current owners of the parcel did not want to join the rezoning petition unless they found a new location for their business, which they were unable to do.

Commissioner Spencer also asked staff what was being done to facilitate better pedestrian access to the nearby 36<sup>th</sup> Street Station. Staff responded that options for more efficient access to the station along the Cross Charlotte Trail are being actively explored. The developers are looking at options that would put the site within a ½-mile walk to the station rather than the current 1-mile walk, but plans have yet to be finalized.

Commissioner Spencer followed up to ask whether there is a bus route that could take pedestrians from the site to the 36<sup>th</sup> Street Station. Staff responded that the CATS bus route three would be able to take pedestrians from the site to the station.

There was no further discussion of this petition.

## **PLANNER**

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