



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-259

July 5, 2022

REQUEST

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

LOCATION

Approximately 3.57 acres bound by the north side of North Tryon Street, east side of West 26th Street, west side of West 27th Street, and south side of North Church Street.
(Council District 1 - Egleston)

PETITIONER

Integra Land Company

**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:

This petition is found to be **consistent** with the *2040 Policy Map place type* recommendation of Neighborhood Center based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood Activity Center place type at this 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 petition is aligned with the growing multifamily residential uses in the area and along the North Tryon Street corridor.
- The petition is consistent with the more intense development envisioned along this high traffic corridor.
- While the petition does not propose a mixture of uses at the site, the larger, surrounding area has a growing mix of uses.
- The petition commits to increasing connectivity by installing an 8-foot sidewalk and 8-foot planting strip on all 4 sides of the site.

The proposal of multifamily residential land uses is a compatible use adjacent to the existing, established neighborhoods along this corridor.

Motion/Second: Russell / Barbee

Yeas: Barbee, Gaston, Gussman, Harvey, Russell, and Samuel

Nays: None
Absent: Rhodes
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225