



## Zoning Committee Recommendation

Rezoning Petition 2019-073

October 4, 2022

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### REQUEST

Current Zoning: I-1 (light industrial)  
Proposed Zoning: TOD-NC (transit oriented development, neighborhood center)

### LOCATION

Approximately 1.91 acres along the north side of West Tremont Avenue, west of South Tryon Street, and east of Toomey Avenue.

(Council District 3 - Watlington)

### PETITIONER

Ravin Partners, LLC

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

#### To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The map recommends Neighborhood 2 for the site.

However, 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 site is located within a 1-mile walk of the East/West 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.
- Development under the existing zoning district would be incompatible with the surrounding land uses and development trends in the area. This rezoning allows the site to be redeveloped with transit-supportive uses.
- The site is adjacent to other parcels zoned TOD-NC and is in an area that is rapidly densifying with mixed uses supported by the area's pedestrian and transit infrastructure.
- 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.
- This petition could facilitate the following goals from the *2040 Comprehensive Plan*:
  - 1 10-Minute Neighborhoods
  - 4 Trail & Transit Oriented Development
  - 5 Safe & Equitable Mobility
  - 6 Healthy, Safe, & Active Communities

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map (2022), from Neighborhood 2 to Neighborhood Center for the site.

Motion/Second: Barbee / Welton

Yeas: Barbee, Gaston, Gussman, Harvey, Rhodes, Russell, Welton

Nays: None

Absent: None

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

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

There was no further discussion of this petition.

#### **PLANNER**

Holly Cramer (704) 353-1902