



Zoning Committee

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**REQUEST**

Current Zoning: I-1 and I-2 (light industrial and general industrial)

Proposed Zoning: TOD-UC and TOD-NC (transit oriented development, urban center and neighborhood center)

**LOCATION**

Approximately 5.91 acres located on the north side of North Tryon Street and east side of Atando Avenue, and west of West Craighead Road.

(Council District 1 - Anderson)

**PETITIONER**

Flywheel Group

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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 2040 Policy Map (2022) recommendation for the Manufacturing & Logistics Place Type.

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 within a 1/2-mile of the 36th Street Lynx Blue Line Station.
- The TOD-UC district may be applied to parcels within a 1/2-mile walking distance of an existing rapid transit station and the TOD-NC district may be applied to parcels within a 1-mile walking distance.
- Several parcels near the site, including two directly across North Tryon Street, have recently been zoned TOD-UC, TOD-CC, and TOD-NC as well as other urban districts like MUDD(CD) and MUDD-O. Representing an ongoing shift in this area to more transit-supportive, mixed-use developments.

- TOD standards include requirements for enhanced streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The requested district is complimentary in nature to the developing and recently entitled mixed-use and transit-oriented uses within a convenient walking distance of the existing Blue Line station.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

Motion/Second: Rhodes / Gaston  
 Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes, Welton, Russell  
 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*.

Commissioner Welton asked staff to clarify the proposal’s inconsistency with the *2040 Policy Map* verses consistency with the new UDO’s standards for application of TOD zoning districts. Staff clarified that the proposed zoning is inconsistent with the Manufacturing & Logistics Place Type called for by the *2040 Policy Map* but that the proposed TOD zoning districts are consistent with the UDO’s parameters for application of those districts due to the site’s proximity to an existing rapid transit station.

Commissioner Lansdell asked about the distance to the site from the 36<sup>th</sup> Street Lynx Blue Line Station. Staff stated that the front of the site along North Tryon Street was approximately 1/4 mile from the station and the rear of the site was over a 1/3 mile from the station but the exact walking distances would depend on circulation within the site and that since this is a conventional district the layout of the site has yet to be determined. Staff also noted that the rear portion of the site is not contiguous with the front portion which could also affect walking distances.

Commissioner Lansdell asked if this site was impacted by a known brownfield site in the area. Staff stated that they were unaware of a brownfield in relation to this site. Chairman Gussman stated that the brownfield in question was located across Atando Avenue from the site.

There was no further discussion of this petition.

**MINORITY OPINION PLANNER**

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