



Zoning Committee

REQUEST

Current Zoning: NS (neighborhood services)
Proposed Zoning: NS SPA (neighborhood services, site plan amendment) with five-year vested rights

LOCATION

Approximately 2.63 acres located on the north side of N. Tryon Street, east of Salome Church Road
(Council District 4 - Phipps)

PETITIONER

Raley-Miller Properties

**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:

This petition is found to be consistent with the *Northeast Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The petition is consistent with the adopted plan recommendation for retail uses.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- Development will provide a mixture of up to 20,000 square feet of uses permitted in the NS (neighborhood services) district, with the exception of gas stations and convenience stores, and will allow one accessory drive through window; and
- Development will provide an interconnected street network and pedestrian connections to the adjacent properties, and to sidewalks along public streets; and
- Provides an interior plaza and patio that serve as useable open space; and
- Neighborhood Services district allows all uses in B-1, which are primarily retail uses and consistent with the land use recommendation of retail; and
- This node of neighborhood services is within walking distance of a multi-family residential community.

Motion/Second: Sullivan / Ham

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

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. The petitioner agreed today to provide a 12-foot wide planting strip to accommodate a future bicycle facility along N. Tryon Street frontage. There were no outstanding issues and staff recommended approval.

There was no further discussion of this petition.

PLANNER

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