



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2018-003

October 30, 2018

REQUEST

Current Zoning: TOD-RO (transit oriented development - residential, optional)

Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional)

LOCATION

Approximately 0.74 acres located on the north side of West Tremont Avenue between South Tryon Street and Hawkins Street.
(Council District 3 - Mayfield)

PETITIONER

Boulevard Real Estate Advisors, LLC

**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 *South End Transit Station Area*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends transit supportive uses for the subject site.

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:

- The subject site is within a 1/4 mile walk of the East/West Boulevard Transit Station on the LYNX Blue Line; and
- The site was previously approved for transit orientated development and the current request proposes to amend the permitted uses; and
- The proposal allows a site previously used for industrial/office purposes to be reused or redeveloped with a transit supportive project; and
- The site plan supports increased connectivity by providing a new north/south street between Tremont Avenue and the site's northern boundary upon new construction; and
- This petition will help support the transition of the area to a more walkable transit district.

Motion/Second: McClung / Gussman

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 the proposed use is found to be consistent with the adopted area plan. Staff noted that all outstanding issues had been addressed.

The changes to the petition since the public hearing included modifications to the optional provision for parking screening, parking along the public street, and parking requirements for the eating/drinking/entertainment establishment (EDEE). The plan also included a note that buildings would not be permitted within five feet of the western property line.

One Commissioner had a question about the proposed green screen that will be used to screen the proposed parking and the optional provisions. Staff responded that the green screen would allow for plantings to screen the proposed parking. The ordinance requires that parking be screened with a four-foot wall or five-foot screening shrubs with a five-foot minimum planting area.

Staff clarified that the optional provision for EDEE parking had been removed from the proposal. The plan also clarified that the petitioner was complying with the parking screening requirement in Chapter 12 of the Zoning Ordinance but meeting the requirement through the use of a green screen and fencing and the areas have been noted on the site plan.

There was no further discussion of this petition.

PLANNER

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