



Zoning Committee

REQUEST

Current Zoning: B-1 (neighborhood business)
Proposed Zoning: TOD-MO (transit oriented development – mixed-use, optional)

LOCATION

Approximately 1.84 acres located on the north side of West Boulevard, east of South Tryon Street and west of Hawkins Street.
(Council District 3 - Mayfield)

PETITIONER

Beacon Partners

**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 Plan* and the *South End Vision Plan*, based on the information from the staff analysis and the public hearing and because:

- Both plans recommend a mixed-use transit supportive uses and design guidelines 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 ¼ mile walk of the East/West Transit Station on the LYNX Blue Line.
- The proposal allows underutilized sites to convert to intensities appropriate for transit supportive development.
- The 160-foot building height optional request in Development Area B is 40 feet greater than what is allowed by ordinance standards. The requested building height is attenuated by stepping the building down in Development Area A which is closest to the single family neighborhood across South Tryon Street.
- The site is providing a mixture of uses, providing ground floor activation, and screening parking structures at the ground level.
- The petition includes a central plaza which will be accessible from East Boulevard; ground floor active uses on all public streets; and sidewalk/streetscape improvements on all streets. Together, these improvements will significantly enhance the pedestrian environment for the subject site.

Motion/Second: McClung / Samuel
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.

There was no further discussion of this petition.

PLANNER

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