



Zoning Committee

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**REQUEST**

Current Zoning: B-2(CD) (general business, conditional)  
Proposed Zoning: TOD-M(CD) (transit oriented development – mixed-use, conditional)

**LOCATION**

Approximately 23.2 acres located on the southeast intersection of North Tryon Street and Libby Way

**PETITIONER**

McKinney Holdings NC II, 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:

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

- the plan recommends transit oriented development organized on a new network of streets and blocks designed to maximize access to the station, support walkability, and interconnect to adjacent surrounding development.

(Therefore, 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 subject site is located within a ½ mile walk of the University City Boulevard Transit Station on the LYNX Blue Line Extension.
- The *University City Area Plan* recommends transit oriented development for the site. A mix of residential and office uses are appropriate and retail could be considered within a vertically mixed-use building.
- The TOD-M (transit oriented – mixed-use) zoning will allow these uses.
- The *University City Area Plan* also recommends a new network of streets and blocks to support transit oriented development around the station including the alignment and design of a new “Avenue” and “Local” streets parallel to North Tryon Street.
- These streets represent critical infrastructure necessary for the successful development of this unique station area which includes significant tracts of undeveloped land with no street connectivity.
- The request shows the recommended street network and commits to dedicate the streets as public right-of-way.

Motion/Second: Watkins / Nwasike  
Yeas: Gussman, Ham, McClung, Spencer, Nwasike,  
Watkins, and Wiggins  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition, noting all outstanding issues had been addressed. Staff stated the request is consistent with the *University City Area Plan*. Staff recommended approval of the request. There was no further discussion of the petition.

**PLANNER**

David Pettine (704) 336-4566