



Zoning Committee

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: MUDD-O (mixed-use development, optional)

LOCATION

Approximately 2.12 acres located on West 32nd Street, off
North Tryon Street.
(Council District 1 - Egleston)

PETITIONER

406 W. 32nd, 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 **inconsistent** with the *North Tryon Area Plan* based on the information from the staff analysis and the public hearing and because:

- The plan recommends industrial/warehouse/distribution uses.

However, 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 proposed use is appropriate for mixed-use development as the area continues to change.
- The proposal will make the area unified as a commercial area.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan*, from industrial/warehouse/distribution uses to office/retail uses for the site.

Motion/Second: Wiggins / Gussman

Yeas: Gussman, Ham, McClung, Nwasike, Spencer,
Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

A commissioner noted that the area has been changing from industrial uses to more commercial/retail uses and is close to the Lynx Blue Line; and neighbors generally approve of the proposal. Another commissioner noted the *North Tryon Area Plan* was nine years old and was not reflective of the current changes in the area.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225