



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2020-034

August 4, 2020

REQUEST

Current Zoning: I-2 (heavy industrial)
Proposed Zoning: MUDD(CD) (mixed-use development, conditional)

LOCATION

Approximately 5.07 acres located .2 miles NE from I-277, SW of N. Tryon Street, near Optimist Hall and Norfolk Southern's railyard.
(Council District 1 - Egleston)

PETITIONER

Jefferson Apartment Group

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 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 office/industrial-warehouse-distribution uses for the site.

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 project assists in implementing the North Tryon Area Plan's vision to "build on the area's locational strengths" in order to create an area of "thriving, mixed use communities surrounding and interacting with Center City" by transitioning a portion former industrial land to high-density residential uses.
- The commitment to one pedestrian connection to North Tryon Street and a potential multi-use path connection to E. 16th Street to get residents safely in and out of their residences to points of interest dovetails well with the stated purpose of the MUDD district which states the district should "maintain a strong emphasis on pedestrian scale, urban development, and amenities."
- The petitioner has committed to construct off-site sidewalk along Wadsworth Place along one side of the street within the existing right-of-way to improve pedestrian safety as they travel from the site to nearby amenities.
- The proposal is consistent with the form and density of development along the N. Davidson Street corridor and

redevelopment that has occurred around the Optimist Park neighborhood.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan*, from office/industrial-warehouse-distribution to residential uses over 22 DUA for the site.

Motion/Second: Kelly / McMillan

Yeas: Barbee, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: Blumenthal

ZONING COMMITTEE DISCUSSION

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

There was a brief discussion on the commitment by the petitioner to construct the off-side sidewalk along Wadsworth within the existing ROW and clarification on the potential for the multi-use path to 16th Street.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090