



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2021-053

August 3, 2021

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<b>REQUEST</b>	Current Zoning: MUDD-O (mixed use development, optional) and O-2(CD) (office, conditional) Proposed Zoning: TOD-NC (transit-oriented development, neighborhood center)
<b>LOCATION</b>	Approximately 7.06 acres located on the east side of University Executive Park Drive, south of W.T. Harris Boulevard, and east of North Tryon Street. (Council District 4 - Johnson)
<b>PETITIONER</b>	Catalyst Capital Partners, 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 (2010)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential, office, and retail uses.

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 site is less than a ½ mile walking distance from the McCullough transit station, which will provide appropriate transportation service for residential development.
- The proposed rezoning for transit-oriented development, is consistent with the mixed-use land use recommendation for this site.
- As written, TOD-NC may be applied to parcels within a 1-mile walking distance of an existing rapid transit station.
- Use of conventional TOD zoning districts applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

Motion/Second: Blumenthal / Rhodes  
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer and Welton  
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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