



Zoning Committee

REQUEST Current Zoning: R-8 (single family) and B-1 (neighborhood business)
Proposed Zoning: TOD-R(O) (transit oriented development - residential, optional)

LOCATION Approximately 0.75 acres located at the intersection of South Tryon Street and West Worthington Avenue, south of West Boulevard.
(Council District 3 - Mayfield)

PETITIONER South End West Syndicate, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

A portion of this petition is consistent with the *South End Transit Station Area Plan*. Another portion of the site is consistent with the residential use but inconsistent with the density recommended by the *Central District Plan* based on the information from the staff analysis and the public hearing, and because:

- The *South End Transit Station Area Plan* recommends residential transit supportive development for a portion of the subject site fronting along South Tryon Street.
- The Central District Plan recommends residential up to twenty five units per acre for a portion of the site along West Worthington Avenue across from Wickford Place.

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 subject site is within a 1/2 mile walk of the East/West Boulevard Transit Station on the LYNX Blue Line and at the edge of the Wilmore neighborhood, and the proposed development is transit oriented which is consistent with the adopted plan for the majority of the property; and
- Although the portion of the property included in the *Central District Plan* (located along Worthington Avenue) is inconsistent with the planned density, a moderate density townhome development to the west along Worthington Avenue has been rezoned and developed since the adoption of

- the plan; and
- The proposed development will provide a height and scale transition from the more intense and taller development closer to the transit station and the abutting moderate density development; and
- The proposal will enhance the pedestrian environment by including ground floor uses at the corner of South Tryon Street and Worthington Street and usable open space on South Tryon Street at Woodcrest Avenue; and
- The site and architectural commitments are designed to ensure the development will complement the Wilmore neighborhood.

Motion/Second: McClung / Spencer
 Yeas: Fryday, Majeed, McClung, Spencer, and Sullivan
 Nays: None
 Absent: McMillan & Nelson
 Recused: None

**ZONING COMMITTEE
 DISCUSSION**

Staff provided a summary of the petition and noted that a portion is consistent with the *South End Transit Station Area Plan* and a portion is inconsistent *Central District Plan*.

There was no further discussion of this petition.

Planner

Solomon Fortune (704) 336-8326