



Zoning Committee

---

---

<b>REQUEST</b>	Current Zoning: I-2 (general industrial) and TOD-M (transit oriented development - mixed-use) Proposed Zoning: TOD-M(O) (transit oriented development - mixed-use, optional)
<b>LOCATION</b>	Approximately 4.89 acres located on the west side of South Tryon Street, south of Carson Boulevard. (Council District 3 - Mayfield)
<b>PETITIONER</b>	The Spectrum Companies

---

**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 *South End Vision Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends transit supportive development.

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 subject site is within a ¼ mile walk of the Carson Boulevard Transit Station on the LYNX Blue Line, which allows underutilized sites to convert to intensities appropriate for transit supportive development; and
- The petition will include a mixture of uses, a minimum of at least two land uses permitted by ordinance standards, which is consistent with the *South End Vision Plan* recommendation to expand the mix of uses in the district; and
- The 250-foot building height optional request in Development Area A is 130 feet greater than what is allowed by ordinance standards. However, the site is separated from single family neighborhoods by some distance and will not have a negative impact on established neighborhoods. Furthermore, the site is located within a ½ mile walk of Uptown; and
- The petition includes a central plaza which will be accessible from Carson Boulevard; ground floor active uses on all public streets; and sidewalk/streetscape improvements on all streets. Together, these improvements will significantly enhance the pedestrian environment for the subject site; and

- The proposed development is providing design standards and regulations consistent with the new TOD language under development.

Motion/Second: Ham / McClung

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

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. All the outstanding issues from the public hearing had been addressed.

One Commissioner asked what is the closest single-family neighborhood to the site in relation to the increased<sup>1</sup> height request. Staff responded that it is the Wilmore Neighborhood that is located roughly 1260 feet from the site.

Another Commissioner had a question about the petition and what parts comply with the new TOD standards text amendment. Staff responded that the site is complying with a majority of the proposed new requirements through design requirements, open space, streetscape, and transportation improvements, which are still a work in progress. The optional height request did not meet the standards in the proposed new language due to the state of development of those standards.

There was no further discussion of this petition.

**PLANNER**

Solomon Fortune (704) 336-8326