



Zoning Committee

REQUEST

Current Zoning: B-1 (neighborhood business)
Proposed Zoning: MUDD (CD) (mixed-use development, conditional) with 5-year vested rights

LOCATION

Approximately 5.279 acres located at 1615 Statesville Avenue, south of Oaklawn Avenue and bounded to the east by Callahan and Spring Streets.
(Council District 2 - Graham)

PETITIONER

TDC Greenville, 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 *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail 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 proposed residential units complement the ever-growing Camp North End redevelopment, located one block to the northeast on Statesville Avenue, and provide potential residents with opportunities for enjoying recreation, the arts, and dining options within easy walking distance.
- The *General Development Policies* (2007) provide policy guidance and locational criteria for evaluating applicable parcels previously recommended for residential uses for density. While not recommended for residential uses, the *General Development Policies'* locational criteria would score this site for over 17 dwelling units per acre with design guidelines. At over 17 dwelling units per acre, this petition includes adequate additional commitments to design.
- The petition commits to enhanced architectural details such as recognizable architectural bases, modulations of building planes, façade articulation, screened service areas and mechanical (both at-grade and rooftop units) and raised or lowered entrances for street-facing, ground-level residential units.

- The conditional notes recognize the importance of the existing context of the community and limit the height of proposed structures directly across from existing single family homes along Callahan Street.
- The petition aligns with the *Central District Plan's* policy of "providing opportunities for higher density infill housing in appropriate locations throughout the district."

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from retail uses to residential uses over 22 dwelling units per acre for the site.

Motion/Second: Ham / 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 project was good for school capacity. Another commissioner asked about the outstanding issue to remove the 5-year vested rights. Staff responded that the 5-year vested rights generally is appropriate only for very large multi-phase projects.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090