



Zoning Committee

REQUEST	Current Zoning: B-2(CD) (general business, conditional) Proposed Zoning: TOD-M(CD) (transit oriented development – mixed-use, conditional)
LOCATION	Approximately 23.2 acres located on the southeast intersection of North Tryon Street and Libby Way
PETITIONER	McKinney Holdings NC II, 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 **consistent** with the *University City Area Plan* based on the information from the staff analysis and the public hearing, and because:

- the plan recommends transit oriented development organized on a new network of streets and blocks designed to maximize access to the station, support walkability, and interconnect to adjacent surrounding development.

(Therefore, we find) this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The subject site is located within a ½ mile walk of the University City Boulevard Transit Station on the LYNX Blue Line Extension.
- The *University City Area Plan* recommends transit oriented development for the site. A mix of residential and office uses are appropriate and retail could be considered within a vertically mixed-use building.
- The TOD-M (transit oriented – mixed-use) zoning will allow these uses.
- The *University City Area Plan* also recommends a new network of streets and blocks to support transit oriented development around the station including the alignment and design of a new “Avenue” and “Local” streets parallel to North Tryon Street.
- These streets represent critical infrastructure necessary for the successful development of this unique station area which includes significant tracts of undeveloped land with no street connectivity.
- The request shows the recommended street network and commits to dedicate the streets as public right-of-way.

Motion/Second: Watkins / Nwasike
Yeas: Gussman, Ham, McClung, Spencer, Nwasike,
Watkins, and Wiggins
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, noting all outstanding issues had been addressed. Staff stated the request is consistent with the *University City Area Plan*. Staff recommended approval of the request. There was no further discussion of the petition.

PLANNER

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