



Zoning Committee

REQUEST	Current Zoning: I-2 (general industrial) Proposed Zoning: MUDD-O (mixed-use development, optional)
LOCATION	Approximately 2.12 acres located on West 32nd Street, off North Tryon Street. (Council District 1 - Egleston)
PETITIONER	406 W. 32 nd , 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 *North Tryon Area Plan* based on the information from the staff analysis and the public hearing and because:

- The plan recommends industrial/warehouse/distribution uses.

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 use is appropriate for mixed-use development as the area continues to change.
- The proposal will make the area unified as a commercial area.
- The current area plan did not anticipate redevelopment of nearby parcels into commercial and entertainment centers.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan*, from industrial/warehouse/distribution uses to office/retail uses for the site.

Motion/Second: Wiggins / 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 area has been changing from industrial uses to more commercial/retail uses and is close to the Lynx Blue Line; and neighbors generally approve of the proposal. Another commissioner noted the *North Tryon Area Plan* was nine years old and was not reflective of the current changes in the area.

There was no further discussion of this petition.

PLANNER Michael Russell (704) 353-0225