



Zoning Committee

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**REQUEST**

Current Zoning: B-2(CD) (general business, conditional)  
Proposed Zoning: UR-2 (CD) (urban residential, conditional)

**LOCATION**

Approximately 6.63 acres located at the intersection of N. Tryon Street and W. Eastway Drive  
(Council District 4 - Phipps)

**PETITIONER**

NRP Properties, LLC (C/O) Jason Mochizuki

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Blue Line Extension Transit Station Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends Office/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 land use is within the context of the overall area that has a mix of residential and retail/office zoning and/or uses with non-residential being concentrated along the North Tryon Street frontages.
- The proposed multi-family would provide a transition from office/retail uses along North Tryon to the school site and adjacent residential uses in the area.
- The proposal does not include the entire parcel that is recommended for office/retail and provides an opportunity for those uses to still be developed per the plan while providing transition in uses compatible with the school site and adjacent residential.
- The proposed project is committed to providing all units to maintain monthly rents that are income restricted to households earning on average 60% of the area median income for a period of not less than 15 years from the date of the issuance of the first certificate of occupancy for a new building constructed on the Site which facilitates goals of the City's affordable housing initiatives.
- The proposed development would provide a section of the Cross Charlotte Trail within the project boundary which provides a public benefit.

The approval of this petition will revise the adopted future land use as specified by the *Blue Line Extension Transit Station Area Plan*, from Office/Retail uses to Residential uses greater than 22 dwelling units per acre (DUA) for the site.

Motion/Second: Ham / Gussman

Yeas: Spencer, Gussman, Ham, Wiggins, and Nwasike

Nays: McClung and Watkins

Absent: None

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition, noted that it is inconsistent with the adopted area plan, and noted that staff recommended approval up resolution of issues.

One committee member noted that the site abuts MLK Middle School, and there were no comments received from Charlotte-Mecklenburg Schools. The committee suspended the rules to inquire of the petitioner's agent. The agent stated that CMS was invited to the community meeting but did not attend.

A committee member noted that the site's location near public transit would be an amenity.

A committee member asked if all the units are income restricted. Staff clarified that all the units would be income restricted. There was discussion about the concentration of affordable housing along the Blue Line Extension. Two of the committee members were concerned that the area was becoming too saturated with affordable units. Staff and the Zoning Committee Chair commented that affordability should not be a consideration for land use decisions and this development meets the City Council housing policy.

There was no further discussion of this petition.

#### **MINORITY OPINION**

There is not enough information to determine the impact on schools. The use of staff rationale is not appropriate as the petition does not fully support the City's initiative for housing.

#### **PLANNER**

Lisa Arnold (704) 336-5967