



Zoning Committee

REQUEST

Current Zoning: I-1 (light industrial) and I-2(CD) (general industrial, conditional)
Proposed Zoning: TOD-CC (transit oriented development, community center)

LOCATION

Approximately 4.03 acres located on the west side of North Tryon Street between University City Boulevard and Brookside Lane.
(Council District 4 - Phipps)

PETITIONER

Laurel Street Residential, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *University City Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends the site for a mix of office and retail development.

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 site is located on the transit corridor.
- The site is less than a ½ mile from the University City Boulevard transit station and less than a mile from the McCullough transit station, which will provide appropriate transportation service for residential development.
- As written, TOD-CC is applicable at any site within a ½ mile of a transit station.

The approval of this petition will revise the adopted future land use as specified by the *University City Area Plan*, from office and retail uses to transit supportive uses for the site.

Motion/Second: McClung / Samuel

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

Nays: None

Absent: Ham

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan but supported the overall area around transit with transit supportive uses in the TOD district.

There was no further discussion of this petition.

PLANNER

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