



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2019-123

February 4, 2020

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**REQUEST**

Current Zoning: I-1 PED (light industrial, pedestrian overlay)  
Proposed Zoning: I-1 PED-O (light industrial, pedestrian overlay, optional)

**LOCATION**

Approximately 1.99 acres located on the south side of Bryant Street, east of South Summit Avenue, west of Interstate 77. (Council District 2 - Graham)

**PETITIONER**

Magnus Capital Partners, Vishal Aurora

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *West Morehead Land Use and Streetscape Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends mixed use.

Therefore 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 petition is consistent with the land use plan recommendation for mixed uses per the *West Morehead Lane Use and Streetscape Plan*.
- However, the petition does not comply with the urban design standards of the pedestrian overlay, due to the development constraints within the floodplain, and ground floor activity would be limited. In lieu of active ground floor uses, public art and architectural articulation is provided.
- The conditional plan provides a preserved corridor for the future alignment of the CATS Silver Line.
- Through recent redevelopment, the area is becoming more intense than the previous development in the area and the proposed rezoning would provide a transition from uptown to the West Morehead area.

Motion/Second: Watkins / Ham

Yeas: Gussman, Ham, McClung, Nwasike, and Watkins

Nays: None

Absent: Wiggins and Spencer

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Lisa Arnold (704) 336-5967