



## Zoning Committee Recommendation

Rezoning Petition 2022-158

April 4, 2023

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### REQUEST

Current Zoning: O-15 (CD) Office, Conditional)  
Proposed Zoning: TOD-CC (Transit Oriented Development – Community Center)

### LOCATION

Approximately 2.04 acres located on the south side of West W.T. Harris Boulevard, east of University Executive Park Drive, and west of North Tryon Street. District 4 – Johnson.

### PETITIONER

Fall Investments LLC

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### 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:

#### To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Community Activity Center Place Type Staff recommends approval of this petition.

#### Plan Consistency

The petition is consistent with the *2040 Policy Map* recommendation for the Community Activity Center Place Type.

#### Rationale for Recommendation

- The proposed petition is compatible with what is envisioned for the Community Activity Center Place Type.
- Approval of this petition would result in zoning that is better aligned to the Community Activity Center place type than the existing O-15(CD) zoning district.
- This site meets the criteria to apply for a TOD-CC district.
- The site is within a ½ mile walk of the McCullough and just over .5 of a mile walk from JW Clay transit stops that are about ½ mile walk from this station.
- The proposed zoning would allow the site to be developed with transit supportive uses compatible with existing commercial development and recent redevelopment occurring in the area.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods

- 4: Trail & Transit Oriented Development
- 5: Safe & Equitable Mobility

Motion/Second: Welton / Gaston

Yeas: Welton, Gaston, Gussman, Harvey, Lansdell,  
Rhodes, Russell

Nays: None

Absent: None

Recused: None

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

There was no further discussion of this petition.

## **PLANNER**

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