



Zoning Committee Recommendation

Rezoning Petition 2022-199

August 1, 2023

REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 19.91 acres located on the east side of North Tryon Street, east of Pavilion Boulevard.
(Outside City Limits)

PETITIONER

Mission Properties

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 **inconsistent** 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 Neighborhood 1 Place Type for this site.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- This petition proposes to add to the variety of housing options in the area.
- This petition is appropriate and compatible with the approved multi-family entitlements in the area, specifically across from the site on North Tryon.
- This petition would also be well served by the commercial centers located on either side of the site on North Tryon.
- The petitioner commits to providing a minimum of 12,000 square feet of amenitized areas and/or open space throughout the site.
- The petition commits to streetscape improvements along North Tryon Street to include a 12-foot multi-use path and 8-foot planting strip.
- The petition commits to providing a 50-foot class C buffer adjacent to single family zoned properties.
- The petition proposes to connect all units to public sidewalks with walkway connections.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type.

Motion/Second: Sealey / Neeley

Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden, Winiker

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*.

Commissioner Lansdell stated that he wanted to be consistent in his commentary on public streets and allowing parking (storage of private property) on public streets.

Commissioner Welton stated that this was in the ETJ and that several parcels had been rezoned in the last few years.

There was no further discussion of this petition.

PLANNER

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