



Zoning Committee

REQUEST

Current Zoning: NC (neighborhood center)
Proposed Zoning: UE (uptown edge)

LOCATION

Approximately 0.998 acres located at the southeast intersection of East Morehead Street and Royal Court, west of Interstate 277, and north of South McDowell Street.
(Council District 1 – Anderson)

PETITIONER

BMPI-EM801 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:

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* calls for Regional Activity Center.

Therefore, 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:

- The application of the Uptown Edge district is appropriate for this area which transitions from the high-intensity environment of the Uptown-core into the less dense mixed-use areas along Morehead Street and the Dilworth neighborhood just to the southwest.
- The Uptown Edge district maintains high standards for quality of design and pedestrian oriented development.
- This parcel is adjacent to projects that have been entitled for developments that are at a similar scale to what is allowed in the Uptown Edge district.
- Though not the most intense zoning district, the UE district does allow for relatively large-scale developments, which is compatible with the Regional Activity Center Place Type that is recommended for this corridor.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility

o 6: Healthy, Safe & Active Communities

Motion/Second: Whilden / Russell
 Yeas: Lansdell, Russell, Sealey, Welton, Whilden, Winiker
 Nays: None
 Absent: Neeley
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairperson Welton asked staff to clarify what zoning districts are consistent with the Regional Activity Center Place Type. Staff responded that the uptown edge, uptown core, and regional activity center zoning districts are all consistent with the Regional Activity Center Place Type.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902