

## **Motion to Deny**

*(Denying zoning amendment)*

“I move to adopt the proposed Consistency Statement dated September 16, 2025, contained in the agenda materials and to deny the zoning amendment.”

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### **Comprehensive Plan Consistency Statement**

*September 16, 2025*

*Zoning case no. Z-52-24*

*Address: 1600, 1604, and 1610 Tryon Road*

*Applicant: Toby Coleman, Smith Anderson on behalf of Raleigh Leased Housing Associates I, LLLP*

After considering the policies, maps, and other materials included as a part of the comprehensive plan, the Council determines that the proposed zoning amendment is **CONSISTENT** with the Comprehensive Plan and other adopted plans, and **INCONSISTENT** with the Future Land Use Map, and the request should be **DENIED**.

The action taken is reasonable and in the public interest because:

- There are access issues for the subject properties. Par Drive is located entirely within a neighboring parcel, meaning that any access onto Par Drive would require the neighboring property owner to grant an access easement. Furthermore, access to the site from Tryon Road will be subject to NCDOT approval, and NCDOT staff have voiced that they are not supportive of granting access onto Tryon Road.

The request has been found to be consistent with the following Comprehensive Plan policies:

- LU 1.3 – Conditional Use District Consistency
- LU 5.1 – Reinforcing the Urban Pattern
- LU 7.6 – Pedestrian-Friendly Development
- LU 8.1 – Housing Variety
- EP 1.1 – Greenhouse Gas Reduction
- H 1.8 – Zoning for Housing