

Motion to Approve

(Approving zoning amendment)

“I move to adopt the proposed Consistency Statement dated September 16, 2025, contained in the agenda materials and to approve the zoning amendment with the adoption and effective dates described in the agenda item under Recommended Action. This approval is also deemed an amendment to the Future Land Use Map, to the extent described in the adopted Consistency Statement.”

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, **INCONSISTENT** with the Future Land Use Map, and should be **APPROVED**.

This approval is also deemed an amendment to the Future Land Use Map as to the subject property only, from Low Scale Residential and Private Open Space to Medium Scale Residential.

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

- The request would increase the amount and types of housing that could be built on site.

- The properties are nearby major transportation corridors and a mixed-use development with employment and shopping opportunities.

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