

Petition 2024-096 by 200E27, LLC

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)* calls for the Innovation Mixed-Use Place Type.

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 site is close to major transit options, including:
 - Bus stops on N Tryon Street, located 600 feet and 1,100 feet away from site.
- The area is transitioning from industrial uses to residential and mixed-use developments, as demonstrated by recently approved rezonings nearby. This shift aligns with the Policy Map, which designates most of the surrounding area as Innovation Mixed Use (IMU).
- The site is well-connected, located adjacent to E 27th Street, a local street, and near N Tryon Street, a major arterial road, offering strong transportation accessibility. Additionally, its proximity to the Cross Charlotte Trail and existing bike lanes further supports active transportation options in the area.
- The site currently hosts a vacant building, presenting opportunities for innovative and adaptive reuse.
- The site is within walking distance to commercial establishments and infrastructure, which aligns with the intent of the Innovation Mixed Use (IMU) district to support a blend of residential, commercial, and mixed-use projects. Its proximity to the Blue Line Extension Station further encourages transit-oriented development, enhancing the site's potential for a vibrant, connected community.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods

To Deny:

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)* calls for the Innovation Mixed-Use Place Type.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)