

## Petition 2021-196 by Third & Urban

### To Approve:

This petition is found to be **consistent** with the *Bryant Park Land Use and Streetscape Plan* for a portion of the site and inconsistent with the *Central District Plan* for the remaining portion of the site based on the information from the staff analysis and the public hearing, and because:

- The *Bryant Park Land Use and Streetscape Plan* recommends office/retail/light industrial uses for a portion of the site.
- The *Central District Plan* recommends industrial uses for a portion of the site.

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 proposed land use for the petition parcels south of Tuckaseegee Road is consistent with the Bryant Park Land Use and Streetscape Plan while the proposed land use for parcels north of Tuckaseegee Road is inconsistent with the Central District Plan.
- The proposed development will adaptively reuse older industrial buildings with a mix of uses, which is more compatible with the surrounding uses and adjacent residential uses than the industrial uses that previously occupied those buildings.
- The surrounding area is transitioning from industrial uses to office and retail uses, as recommended by the Bryant Park Land Use & Streetscape Plan.
- The petitioner is committing to removal of two railroad spurs within the right of way of State Street, and subsequent repaving of the street.

The approval of this petition will revise the adopted future land use for the portion of the site north of Tuckaseegee Road as specified by the *Central District Plan* from industrial land use to mixed use for the site.

### To Deny:

This petition is found to be **consistent** with the *Bryant Park Land Use and Streetscape Plan* for a portion of the site and inconsistent with the *Central District Plan* for the remaining portion of the site based on the information from the staff analysis and the public hearing, and because:

- The *Bryant Park Land Use and Streetscape Plan* recommends office/retail/light industrial uses for a portion of the site.
- The *Central District Plan* recommends industrial uses for a portion of the site.

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)

**Motion:**

**Approve or Deny**

**Maker:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**