

Petition 2023-168 by Cutter Family Properties, LLC

To Approve:

This petition is found to be **consistent and inconsistent** 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 Innovation Mixed-Use on the portion of the side along the south side of Dalton Avenue; and
- The *2040 Policy Map* (2022) calls for Commercial along the north side of Dalton Avenue.

However, 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:

- Located just northwest of North Tryon Street, this site is along the North Graham Street/North Tryon Street Corridor of Opportunity (NGNT). The NGNT is one of six identified corridors in the Corridors of Opportunity (COO) program which aims to revitalize areas with a mix of uses that provide critical resources and businesses to its neighbors, creating more prosperous and safe communities. This rezoning would allow the site's entitlements to be shifted away from industrial uses to a more balanced mix of uses that could better align with the goals of the NGNT Corridor.
- This rezoning would create a preferred buffer and transition between the adjacent single family residential area and the commercial and industrial uses populating Dalton Avenue.
- Although inconsistent with the portion of the *2040 Policy Map* that calls for Commercial, the application of the Innovation Mixed-Use place type is not wholly contrasting to the Commercial Place Type given that it would encourage commercial uses as well but unlike the Commercial Place Type, Innovation Mixed-Use better reflects the existing character of the corridor.
- The innovation mixed-use zoning district is intended for sites such as these that currently have or had industrial developments but are situated in areas that are transitioning to an array of commercial, residential, and artisan industrial uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* for a portion of the site, Commercial to Innovation Mixed-Use for the site.

To Deny:

This petition is found to be **consistent and inconsistent** 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 Innovation Mixed-Use on the portion of the side along the south side of Dalton Avenue; and

- The *2040 Policy Map* (2022) calls for Commercial along the north side of Dalton Avenue.

Therefore, 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)