

Petition 2024-113 by 410SG Partners, 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) recommends 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 petition is consistent with the recommended *2040 Policy Map* place type of Innovation Mixed-Use (IMU). The IMU district permits a variety of uses that are in keeping with the character of the area which is rapidly diversifying from heavy industrial to a mix of light industry, office, retail, restaurant, and residential development.
- The petition is consistent with recent rezonings in the vicinity that include both the adaptive reuse of existing structures as well as new mixed-use developments while utilizing UDO design standards that are pedestrian oriented.
- The site is located within a 1/4-mile walk of the Stewart Creek Greenway as well as the Seversville and Martin Luther King Parks.
- The site has convenient access to number 1, 8, and 34 CATS local buses as well as the LYNX Gold Line providing service between Little Rock and Scott Futrell Roads, the Callabridge Commons and Paw Creek Shopping Center, and the Charlotte Transportation Center.

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) recommends 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)