

Petition 2024-049 by Shreeji Hospitality of University, 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 Community Activity 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 meets the specified UDO locational criteria for the application of the TOD-CC zoning district. Specifically, TOD-CC zoning districts are typically applied when in closer proximity to transit than TOD-TR zones.
- The proposed TOD-CC zoning district aligns with the zoning to the east and west of the site.
- TOD districts are intended for those areas that are transitioning away from automobile-centric orientation toward a more walkable, well-connected, moderate intensity, mix of retail, restaurant, entertainment, office, and personal service uses.
- The TOD-CC District is appropriate for parcels near moderate-intensity rapid transit stations.
- The site is currently developed with a hotel which is not a permitted use in the TOD-TR zoning district making it a legal non-conforming use. A rezoning to TOD-CC would correct that oversight.
- The proposed site is located approximately 550 feet from the McCullough Station along the LYNX Blue Line meeting the applicability criteria of the UDO to be within ½ mile walking distance of an existing transit station.
- The site provides development consistency with the TOD-CC parcels across Tryon Street.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development.

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 Community Activity 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)