

Petition 2023-001 by Kairoi Residential

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* recommends Innovation Mixed-Use place type for 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 petition is consistent with the *2040 Policy Map* recommendation for Innovation Mixed-Use place type.
- The proposed multifamily residential use would complement the range of non-residential uses that have located in the Lower Tuckaseegee Road corridor in recent years.
- The petition would improve pedestrian mobility and safety along State Street by installing 8' planting strip and 8' sidewalk as well as connecting to Stewart Creek Greenway.
- The petition follows several others in the vicinity in seeking to rezone from manufacturing and logistics districts to districts allowing for residential and/or commercial and office uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 9: Retain Our Identity & Charm

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* recommends Innovation Mixed-Use place type for 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)