

Petition 2021-135 by Alliance Residential

To Approve:

This petition is found to be **inconsistent** with the *North Tryon Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends institutional uses.

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:

- Although inconsistent with the *North Tryon Area Plan's* land use recommendation for the site, the petition is generally consistent with the existing development pattern in the area which includes a mix of retail, industrial, adaptive re-use, and nearby residential.
- A proposed density of approximately 97 DUA is appropriate given the site's proximity to existing light rail. The site is within .55 mile of the 25th Street Station on the LYNX Blue Line.
- The requested housing density achieves the plan's land use goal of encouraging a variety of housing types in the area to accommodate a diversity of residents.
- The petition's proposed 8-foot sidewalk, 8-foot planting strip, and variable 2-way bicycle track along Matheson Avenue achieves the plan's goal of creating an improved urban environment by encouraging project design that contributes to the community, creates an attractive streetscape, and enhances mobility in the area. The approval of this petition will revise the adopted future land uses as specified by the *Central District Plan*, from industrial and single-family land uses to residential up to 12 DUA land use for the site.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan*, from institutional uses to residential/office/retail uses for the site.

To Deny:

This petition is found to be **inconsistent** with the *North Tryon Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends institutional uses.

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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: