

Petition 2021-253 by Flywheel Group

To Approve:

This petition is found to be **consistent** with the *North Tryon Area Plan* (2010) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed non-residential, office and retail uses on 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:

- This site is within a 1-mile walk of the 36th Street Station.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station or within a 1-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- A majority of this site is currently utilized for industrial uses, this petition would allow for the redevelopment of the area to transit supportive mixed uses.
- The site is immediately adjacent to other areas with TOD zoning designations.
- The use of conventional TOD-NC zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

To Deny:

This petition is found to be **consistent** with the *North Tryon Area Plan* (2010) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed non-residential, office and retail uses on 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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: