

Petition 2021-248 by Embrey Development Company

To Approve:

This petition is found to be **inconsistent** with the *Charlotte Future 2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *Charlotte Future 2040 Policy Map* recommends the Manufacturing & Logistics place type at this site.

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:

- While the petition is inconsistent with the Manufacturing & Logistics recommendation in the *Charlotte Future 2040 Policy Map*, the petition is aligned with the growing multifamily residential uses in the area and along the North Tryon Street corridor.
- The request provides appropriate and compatible uses to the growing mixed use and transit-oriented development along this corridor.
- The site is located within a ½ mile to a transit station, providing future residents with access to transit.
- The petition commits to installing an 8-foot sidewalk and 8-foot planting strip, as well as the proposal of a buffered bike lane (subject to NCDOT approval) along North Tryon Street.
- Due to the changing nature of industrial development, older, more urban industrial sites, such as this one, are unlikely to redevelop or maintain the industrial land uses. The proposal of multifamily residential land uses is more compatible with the existing, established neighborhoods.

The approval of this petition will revise the adopted place type as specified by the *Charlotte Future 2040 Policy Map*, from Manufacturing & Logistics to Community Activity Center for this site.

To Deny:

This petition is found to be **inconsistent** with the *Charlotte Future 2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *Charlotte Future 2040 Policy Map* recommends the Manufacturing & Logistics place type at this 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:

