

Petition 2021-252 by WP East Acquisitions, LLC

To Approve:

This petition is found to be **inconsistent** 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 Neighborhood 2 Place Type for 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:

- The site is within a ½-mile walk of the future Central Avenue Station along the Silver Line. The existing Sunnyside Station along the Gold Line is also within a 1-mile walk of the site.
- 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.
- The site is along the existing Cross Charlotte Trail and future Silver Line and associated Rail Trail, making it an appropriate location for TOD development that further encourages pedestrian and transit connections.
- Although inconsistent with the current Place Type recommended in the 2040 Policy Map, the site meets a number of criteria that make it appropriate for a minor map amendment to change the recommended Place Type to Neighborhood Center. If approved, the Neighborhood Center Place Type at this location would allow for an appropriate transition between the adjacent Community Activity Center and Neighborhood 2 Place Types along the north side of 10th Street into the single family residential areas under the Neighborhood 1 Place Type that are just south of the subject site.
- The TOD-NC zoning district maintains the high level of design standards associated with the TOD-UC zoning district.
- 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.

The approval of this petition will revise the adopted future land use as specified by the *2040 Policy Map* (2022) from Neighborhood 2 to Neighborhood Center for the site.

To Deny:

This petition is found to be **inconsistent** 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 Neighborhood 2 Place Type for this site.

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: