

Petition 2022-044 by 2130 North Tryon Street, LLC

To Approve:

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

- The adopted policy map recommends the Innovation Mixed-Use Place Type.

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 goal of the Innovation Mixed-Use Place Type is to "Contribute to Charlotte's economic viability by providing mixed-use urban places that include light manufacturing, office, residential, and retail." This petition helps to achieve that goal.
- The site is compatible with nearby residential and mixed uses to the north.
- The site abuts pending rezoning petition 2022-040, which is a request of similar context and character.
- The petition commits to streetscape improvements along N. Tryon Street with an eight-foot sidewalk and eight-foot planting strip.
- The petition commits to maintain the existing five-foot wide bike lane along the site's frontage of N. Tryon Street. If not already existing, a five-foot wide bike lane will be provided.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

To Deny:

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

- The adopted policy map recommends the Innovation Mixed-Use Place Type.

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: