

Petition 2022-127 by AHC Funds

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 Manufacturing & Logistics 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 TOD-NC district may be applied to parcels within 1 mile of a rapid transit station.
- The site is within a 3/4 mile walk of the 36th St. and a 1 mile walk of the 25th St. station on the Lynx Blue Line.
- The site is located on N. Tryon St. in an area with recent rezonings to TOD designations.
- The proposed zoning would allow the site to be developed with transit supportive uses compatible with existing commercial development and recent redevelopment occurring in the area.
- The former industrial uses in this area have recently been transitioning into uses compatible with the TOD and Innovation Mixed Use designation, aligning this proposal with the policy for this area.
- The North Tryon Street corridor is well serviced by bus routes to support the use and development associated with this proposal.
- 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

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Manufacturing & Logistics 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 Manufacturing & Logistics place type for 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:

