

## Petition 2022-208 by Summit Avenue Keswick, LLC

### To Approve:

This petition is found to be **consistent** 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 Innovation Mixed-Use.

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 North Graham Street/North Tryon Street (NGNT) is one of six identified corridors in the Corridors of Opportunity (COO) program which aims to revitalize areas with a mix of uses that provide critical resources and businesses to its neighbors, creating more prosperous and safe communities. This rezoning would allow the site's entitlements to be shifted away from industrial uses to a more balanced mix of uses that could better align with the goals of the NGNT Corridor.
- The innovation mixed-use zoning district is intended for sites such as these that may have formerly been reserved industrial developments but are situated in areas that are transitioning to an array of commercial, residential, and artisan industrial uses among others.
- Although the subject site is adjacent to Neighborhood 1 parcels, the proposed zoning district has a number of built-in protections for when an IMU site abuts the Neighborhood 1 Place Type. If the site were successfully rezoned, it would be subject to larger side and rear setbacks against Neighborhood 1 parcels as well as height caps for any portions of a structure within 200 feet of Neighborhood 1.
- Rezoning this site would bring it into alignment with the proposed Innovation Mixed-Use Place Type and allow more flexibility in the uses that may be developed.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

### To Deny:

This petition is found to be **consistent** 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 Innovation Mixed-Use.

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:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**