

Petition 2023-065 by ATC Properties & Management, 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* calls for Community Activity Center.

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.
- This rezoning site abuts Camp North End, an ongoing adaptive reuse project that has converted a former industrial site to a vibrant hub of commercial and office uses. The nature of development allowed in the CAC-2 district is compatible to the entitlements of Camp North End's zoning in terms of building forms and uses.
- Redevelopment on this site would not interfere with sensitive land uses such as single family neighborhoods since it is located among a mix of industrial and commercial development as well as multi-family residential areas.
- The CAC-2 district maintains high design standards and encourages multi-modal transportation with a focus on bettering pedestrian environments.
- 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* calls for Community Activity Center.

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)