

Petition 2018-042 by SBBH, LLC

To Approve:

The petition is inconsistent with the *North Tryon Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends industrial/warehouse/distribution uses for the 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 subject property is located just outside of Uptown and the I-277 loop. The site contains an existing industrial warehouse structure.
- The petition, which proposes to reuse a portion of the existing building, preserves the industrial aesthetic of the Applied Innovation Corridor as recommended in the *2020 Vision Plan*.
- This project will provide a mix of uses that will support residents and employees by locating retail and entertainment uses within the corridor.
- Recent projects have altered circumstances for the subject property. These projects include Brightwalk, the Fire Department headquarters, proposed Joint Information Center, Music Factory, and ATCO/Camp North End. The proposal is a continuation of the mixed use pattern of development established by these projects.
- The proposal will improve walkability by adding new streetscape and sidewalks along the three public streets fronted.

To Deny:

The petition is inconsistent with the *North Tryon Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends industrial/warehouse/distribution uses for the 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: