

Petition 2018-162 by NRP Properties, LLC

To Approve:

This petition is found to be **inconsistent** with the *Blue Line Extension Transit Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Office/Retail 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 proposed land use is within the context of the overall area that has a mix of residential and retail/office zoning and/or uses with non-residential being concentrated along the North Tryon Street frontages.
- The proposed multi-family would provide a transition from office/retail uses along North Tryon to the school site and adjacent residential uses in the area.
- The proposal does not include the entire parcel that is recommended for office/retail and provides an opportunity for those uses to still be developed per the plan while providing transition in uses compatible with the school site and adjacent residential.
- The proposed project is committed to providing all units to maintain monthly rents that are income restricted to households earning on average 60% of the area median income for a period of not less than 15 years from the date of the issuance of the first certificate of occupancy for a new building constructed on the Site which facilitates goals of the City's affordable housing initiatives.
- The proposed development would provide a section of the Cross Charlotte Trail within the project boundary which provides a public benefit.

The approval of this petition will revise the adopted future land use as specified by the *Blue Line Extension Transit Station Area Plan*, from Office/Retail uses to Residential uses greater than 22 dwelling units per acre (DUA) for the site.

To Deny:

This petition is found to be **inconsistent** with the *Blue Line Extension Transit Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Office/Retail uses for the 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: