

Petition 2019-143 by Tara Ellerbie, Elite

To Approve:

This petition is found to be **inconsistent** with the *North Tryon Area Plan* (2010) with respect to land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/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 petition allows for the adaptive reuse of a vacant, 95-year old structure, supporting the North Tryon Area Plan's vision of "improving the area's physical condition, functional utility, economic viability, and appearance...".
- The petition may act as a springboard for future N. Tryon Street corridor improvements and development/redevelopment projects in close proximity of uptown, improving a traditionally industrial area with unattractive streetscapes and boarded up, deteriorating buildings.
- The petition supports the Plan's land use goals of "encouraging commercial revitalization to serve the needs of residents and businesses" as well as "stabilizing business and industrial uses through redevelopment and renovation...".

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan*, from office/industrial/ warehouse/distribution to office/retail for the site.

To Deny:

This petition is found to be **inconsistent** with the *North Tryon Area Plan* (2010) with respect to land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/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: