

## Petition 2019-171 by Anthony Kuhn

### To Approve:

This petition is found to be **inconsistent** with the *North Tryon Area Plan* with respect to land use, 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:

- Although this parcel was not within the study area of the 36th Street Station Area Plan, the location is approximately 2,640 feet from the 36th Street Station. The City's TOD ordinance states that the TOD-UC zoning district may be applied to parcels within a half-mile of a rapid transit station.
- As most of the surrounding land uses and zoning in this area are zoned at a higher intensity which is oftentimes not considered compatible with mixed and/or residential uses, this petition has the potential to transform a portion of North Tryon Street by potentially integrating a mixture of uses in a homogenous area.
- The petition's request for a TOD-UC zoning district will likely, once constructed, address many of the North Tryon Area Plan's goals for land use, transportation, and community design.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan*, from office/retail uses to transit-oriented development for the site.

### To Deny:

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

- The Plan recommends office/retail 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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: