

Petition 2020-026 by Union at Tryon, LP

To Approve:

This petition is found to be **inconsistent** with the *Blue Line Extension University City Area Plan* with respect to proposed 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:

- The area plan recommends that moderate density residential uses (up to 22 DUA) may be appropriate as part of a multi- or mixed-use development. While higher than the recommended density, the proposal of residential dwelling units together with accessory uses, as allowed in the MUDD zoning district, and the proposed development's connection to adjacent retail uses falls in line with this recommendation.
- The plan recommends this area as a transition area between two transit stations connecting pedestrians between the two nodes and other shopping centers in the vicinity while also accommodating vehicular traffic. The proposed twelve (12) foot multi-use path along N. Shopping Center Drive will provide safe, pedestrian connectivity to existing retail.
- The plan encourages plazas and open spaces. It recommends open spaces be oriented toward building entries and strategically locating courtyards near pedestrian walkways to create desirable gathering destinations and increase safety. The proposal's building placement and site design commits to enhancing the pedestrian environment.

The approval of this petition will revise the adopted future land use, as specified by the *Blue Line Extension University City Area Plan*, from office/retail uses to residential uses over 22 DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the *Blue Line Extension University City Area Plan* with respect to proposed 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:

2ND:

Vote:

Dissenting:

Recused: