

Petition 2020-098 by AHI 3100 LLC

To Approve:

This petition is found to be insert **inconsistent** with the *North Tryon 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 and park/greenway 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 site meets the applicability requirements of the TOD-CC district as the site is less than a half mile walking distance from the Blue Line's 36th Street Station.
- Requesting TOD zoning in this location realizes one of the listed land use goals by capitalizing on the location's proximity to the Blue Line.
- The petition's request for TOD will likely, once constructed, address many of the North Tryon Area Plan's other goals regarding 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 and park/greenway uses to transit-oriented development for the site.

To Deny:

This petition is found to be insert **inconsistent** with the *North Tryon 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 and park/greenway 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: