

Petition 2020- 124 by Mission Properties

To Approve:

This petition is found to be **consistent** with the *North Tryon Area Plan* (2010) future land use designation of office/retail/residential, but at 63 dwelling units per acre (DUA), it is **inconsistent** with the area plan's recommendation of residential uses up to 22 DUA based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail/residential land uses up to 22 DUA.

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 proposes one building with up to 21 multi-family units.
- The multi-family development fulfills the area plan's recommendation of encouraging a mix of office, retail and residential uses and serves as an appropriate transition between the Lockwood neighborhood and the commercial and industrial uses on Dunloe Street and North Tryon Street.
- The petition commits to a building design that is not monolithic and will include various architectural features to improve the pedestrian experience.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan* (2010), from Office/Retail/Residential to Residential >22 DUA for the site.

To Deny:

This petition is found to be **consistent** with the *North Tryon Area Plan* (2010) future land use designation of office/retail/residential, but at 63 dwelling units per acre (DUA), it is **inconsistent** with the area plan's recommendation of residential uses up to 22 DUA based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail/residential land uses up to 22 DUA.

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: