

Petition 2020-152 by Shreeji Hospitality UNCC, LLC

To Approve:

This petition is found to be **consistent** 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 TOD-mixed uses for the site.

Therefore, 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 request for TOD at this location is consistent with the adopted land use plan for the area.
- The site is less than 1,000 feet from the Blue Line's McCullough Station.
- The requested district is appropriate considering adjacent zoning districts in this location.
- As this location is within 200 feet of single-family residential, the request for TOD-CC will limit the height of the structure to the same maximum height of the TOD-TR district – the prevailing TOD district on the eastern side of N. Tryon Street – thus creating no greater visual impact than a request for TOD-TR.

To Deny:

This petition is found to be **consistent** 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 TOD-mixed uses for the site.

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: