

Petition 2021-035 by Argosy Real Estate Partners IV, LLC

To Approve:

This petition is found to be **inconsistent** with the *Tyvola & Archdale Transit Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office, industrial-warehouse-distribution uses.

(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 adapted reuse of the existing hotel structure for multi-family residential use or continued use for a hotel.
- The residential use supports the surrounding office, industrial and distribution uses and nearby commercial uses by providing housing opportunities for potential employees of the businesses.
- The site is .85 mile from the Tyvola transit station via Griffith Road and Old Pineville Rd.

The approval of this petition will revise the adopted future land use as specified by the *Tyvola & Archdale Transit Station Area Plan*, from office, industrial-warehouse-distribution uses to residential/office/retail use for the site.

To Deny:

This petition is found to be **inconsistent** with the *Tyvola & Archdale Transit Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office, industrial-warehouse-distribution uses.

(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: