

Petition 2025-093 by Flywheel Group, LLC

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Innovation Mixed Use Place Type for this 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:

- While the *2040 Policy Map* (2022) recommends the Innovation Mixed Use Place Type for this site, the proposed TOD-NC zoning district is more consistent with the surrounding zoning context and offers a better fit with adjacent parcels.
- The site is 0.43 acres. Given the site's small size, it is appropriate to include it within the larger adjacent TOD-NC zoning districts to continue the established development pattern.
- TOD districts are intended for those areas that are transitioning away from automobile-centric orientation toward a more walkable, well-connected, moderate intensity, mix of retail, restaurant, entertainment, office, and personal service uses.
- The TOD-NC District is appropriate for parcels near moderate-intensity rapid transit stations. The site is near the 36th Street station.
- This section of North Tryon Street is undergoing a transition from traditional industrial uses toward a more transit-oriented development pattern, driven in part by its proximity to the LYNX Blue Line.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development.

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Innovation Mixed Use Place Type for this 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)