

Petition 2025-097 by JBJH Investments, LLC

To Deny:

This petition is found to be **inconsistent** 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 Community Activity Center Place Type.

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:

- The petition is incompatible with the *2040 Policy Map* recommendation for the Community Activity Center Place Type as the proposed development consists of single-use commercial structures with a drive-through lane and surface parking.
- The proposed development on this site does not align with the goals of the Community Activity Center Place Type as drive-throughs prioritize vehicle access and circulation, which undermines the activity center's emphasis on walkable, pedestrian-friendly environments.
- The site is located within a short walk of the Tom Hunter LYNX Blue Line station and is in an area that is quickly developing transit-oriented housing promoting the Community Activity Center Place Type's intention to create places where people can walk, bike, or take transit to access goods and services within a 10-minute trip.
- The site is located along North Tryon Street within a ¼-mile walk of the LYNX Blue Line station platform. The site is also on the route of the CATS number 11 local bus. In 2019, the City undertook a proactive rezoning of more than 1,700 acres of land to transit-oriented development zoning districts along the LYNX Blue Line light rail corridor to help facilitate new development that contributes to the City's major investment in rail transit. The proposed project is auto-centric in nature and would actively detract from that transit investment.
- The TOD-TR zoning district permits a wide variety of uses, including restaurant, by-right. Following the standards of the TOD-TR district would not permit a drive-through in this location and would achieve a more pedestrian focused site design.
- The site continues the predominate pattern of the low-rise, auto orientated, commercial development that makes up the area and does not align with or forward the goals of the *2040 Comprehensive Plan*.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Community Activity Center Place Type to the Commercial Place Type for the site.

To Approve:

This petition is found to be **inconsistent** 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 Community Activity Center Place Type.

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:

- (To be explained by the Zoning Committee)

