
TO: Joe Mangum – Entitlement Services

FROM: Manal Mahmoud – Long Range Planning

SUBJECT: REZ 2025-073: 2040 Comprehensive Plan Consistency

LOCATION: 1320 S Tryon St & W Bland St (PID: 073-072-05)

DESCRIPTION: Zoning Change Request from TOD-UC(CD)EX to TOD-UC(EX) -- 0.68 acres.

The Long-Range Division of the Planning, Design and Development Department offers the following comments on the above referenced rezoning petition. Please communicate these comments with the petitioner to the greatest extent practical and incorporate into the public hearing staff analysis report.

Plan Consistency: This petition is **CONSISTENT** with the 2040 Policy Map recommendation for **Regional Activity Center (RAC)**.

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| Land Uses | Typical uses include shopping centers, standalone retail uses, personal services, hotels, restaurants, and service stations. |
| Character | This Place Type is characterized by low-rise retail structures with a walkable, landscaped public realm that balances automobile, bicycle, and pedestrian design elements. |
| Mobility | Commercial places are typically located along high-volume arterial streets, limited access roadways, and near interstate interchanges. While uses and sites are generally automobile-oriented, streets are designed to accommodate safe and comfortable travel by all modes of travel. Cross-access between adjoining sites limits the number of driveways off arterial streets, thereby improving the public realm and circulation. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations. |
| Building Form | The typical building height is four or fewer stories. Some sites include accessory drive through facilities and gas pumps. Buildings include entrances on the street-facing side(s) to provide pedestrian access from the public sidewalk. |