

Petition 2023-144 by Atrium Health, Inc.

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) calls for Regional Activity Center and Community Activity Center.

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 modifications presented in this petition to the previously approved conditional plan are minor and would not significantly change the nature of development that was originally approved in petition 2021-092.
- The intent of this site plan amendment is to allow revisions to the parking minimums, setbacks, and proposed signage. No changes to the allowable uses on the site are being proposed.
- This petition's requested changes to the proposed signage would allow flexibility from the sign ordinance for signs located in Development Area A. These signs would not face East Morehead Street and the greater Dilworth neighborhood.
- Proposed changes to setbacks in this petition would not hinder pedestrian connectivity throughout the site. The reduction in the required setback to the new proposed street designated as Section H-H would maintain the minimum 12-foot setback on the ground level but modify the setback for all other floors to zero feet.
- This site has access to multiple forms of transportation that alleviate the need for personal automobile usage. Sequentially, a slight reduction in the minimum parking standards with this petition is appropriate.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 8: Diverse & Resilient Economic Opportunity

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) calls for Regional Activity Center and Community Activity Center.

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)