

## Petition 2017-161 by Central Piedmont Community College

### To Approve:

The Zoning Committee finds this petition to be inconsistent with the *Elizabeth Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends a mix of office, residential, and retail 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 proposed development is located in the commercial core of the plan area and is adjacent to the LYNX Gold Line; and
- The proposed rezoning will allow for more intensive use of the site for an existing institutional uses; and
- The petition will provide active ground floor uses and orientation to primary streets, Charlottetowne and Elizabeth Avenues; and
- The petition also provides architectural design commitments for the ground floor, street facing facades that encourage pedestrian activity and complement the pedestrian environment; and
- The petition will provide urban open space between the two proposed buildings; and
- The petition will remove surface parking along Charlottetowne Avenue and utilize parking structures throughout campus to eliminate the need for parking on site.

### To Deny:

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

- The plan recommends a mix of office, residential, and retail 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 by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Motion to: Approve, Deny, Defer to \_\_\_\_\_.

Choose one: as it appears before us.  
as presented by \_\_\_\_\_  
as modified as follows: \_\_\_\_\_

And the adoption of the consistency statement

Choose one: as it appears before us.  
as presented by \_\_\_\_\_  
as modified as follows: \_\_\_\_\_

Second by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Vote: \_\_\_\_\_ Recused: \_\_\_\_\_ Absent: \_\_\_\_\_