

## Petition 2019-092 by Carolina Development Group NC, LLC

### To Approve:

The petition is found to be **consistent** with the *Charlotte Center City 2020 Vision Plan*, based on information from the staff analysis and the public hearing, and because:

- While this plan does not make a specific land use recommendation for the site, it encourages future development that contributes to the overall viability and livability of Center City.

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 proposal allows a site previously used for a distribution warehouse and associated parking and maneuvering, to be developed with 320 residential units and 5000 square feet of retail. Use of UMUD (uptown mixed-use development) zoning applies standards and regulations to create the desired form and intensity of development.
- UMUD (uptown mixed-use development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The UMUD standards and allowed uses will promote development that supports the Charlotte Center City 2020 Vision Plan's goal of creating a viable and livable Center City.

### To Deny:

The petition is found to be **consistent** with the *Charlotte Center City 2020 Vision Plan*, based on information from the staff analysis and the public hearing, and because, and because:

- While this plan does not make a specific land use recommendation for the site, it encourages future development that contributes to the overall viability and livability of Center City.

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 Zoning Committee)

**Motion:**  
**Approve or Deny**  
**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**