

Petition 2020-181 by Albemarle Property Investors, LLC

To Approve:

This petition is found to be **inconsistent** with the *Albemarle Road/I-485 Interchange Study* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail and multi-family/office/retail for the site.

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)

The approval of this petition will revise the adopted future land use as specified by the *Albemarle Road/I-485 Interchange Study*, from residential/office/retail and multifamily/office/retail to retail for the entire site.

To Deny:

This petition is found to be **inconsistent** with the *Albemarle Road/I-485 Interchange Study* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail and multi-family/office/retail for the site.

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:

- This request for additional auto-oriented uses is inconsistent with the overall vision/intent of Zone B of the area plan, which is to "create a viable pedestrian environment".
- While the petition is inconsistent with the intent of Zone B of creating a true town center, it fulfills the plan's land use goal to "provide for a mixture of integrated, appropriately scaled uses ...at the intersection of Albemarle and Rocky River Roads" when viewed with the mixture of land uses entitled through the Cresswind development (2015-101).
- The petition will enhance the pedestrian environment in the overall area through its commitment to provide intersection improvements to accommodate bicycle and pedestrian crossings at the Rocky River Church/Albemarle Road intersection.
- The provision of a grocery anchor proximal to a large amount of residential units provides necessary neighborhood services to a growing area of far east Charlotte.
- The conditional notes regarding drive-thru uses will further help limit the outcome of traditional drive-thru uses for one of the development areas, and will be more geared toward pick-up options and less auto-intense uses.

The approval of this petition will revise the adopted future land use as specified by the *Albemarle Road/I-485 Interchange Study*, from residential/office/retail and multifamily/office/retail to retail for the entire site.

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: