

## Petition 2021-033 by Charlotte Pipe and Foundry

### To Approve:

This petition is found to be **inconsistent** with the *Central District Plan* (1993) and **consistent** with the *West Morehead Corridor Vision & Concept Plan* (2001) based on the information from the staff analysis and the public hearing, and because:

- The petition is **consistent** for the parcels north of I-277, with the land use recommendation of mixed-use, as specified in the adopted *West Morehead Corridor Vision & Concept Plan (2001)*. However, it is **inconsistent** with the adopted *Central District Plan (1993)* recommendation for industrial uses for the parcels south of I-277.

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 subject site is within Center City and adjacent to a proposed future LYNX Silver Line station.
- The petition encourages future development to contribute to the overall viability and livability of Center City.
- The petition supports the *Center City 2020 Vision Plan (2010)* recommendation of enhancing existing neighborhoods with the concentrated development of high-density mixed-use neighborhood centers.
- The petition supports the *Center City 2020 Vision Plan (2010)* recommendation of creating mixed use neighborhoods near transit stations.
- The petition aligns with the zoning of many of the adjacent parcels.
- The petition also aligns with the draft *Charlotte Center City 2040 Vision Plan (not yet adopted)* idea to create a lively mixed-use district at this site

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan (1993)* from *industrial uses* to *mixed-uses* for the site.

### To Deny:

This petition is found to be **inconsistent** with the *Central District Plan* (1993) and consistent with the *West Morehead Corridor Vision & Concept Plan* (2001) based on the information from the staff analysis and the public hearing, and because:

- The petition is **consistent** for the parcels north of I-277, with the land use recommendation of mixed-use, as specified in the adopted *West Morehead Corridor Vision & Concept Plan (2001)*. However, it is **inconsistent** with the adopted *Central District Plan (1993)* recommendation for industrial uses for the parcels south of I-277.

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:

### Approve or Deny

### Maker:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: