

Petition 2021-087 by Novant Health

To Approve:

The petition is **consistent** with the *Midtown Morehead Cherry Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential or office uses at this site.

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 *Midtown Morehead Cherry Area Plan* recommends residential or office land uses at this site, and also states that mixed use development is appropriate at this location.
- The maximum building height of 30' will provide an appropriate building scale and context with the existing uses in the area and is consistent with existing entitled height.
- Proposed square footage of 15,000 in two buildings is a reduction from the previously entitled 31,600 SF single building reducing the overall footprint and providing a better building orientation to the street frontages.
- The project includes 6' sidewalks while maintaining the existing planting strips and street trees along the site's frontages to maintain and enhance the pedestrian infrastructure..

To Deny:

The petition is **consistent** with the *Midtown Morehead Cherry Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential or office uses at this site.

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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: