



Zoning Committee Recommendation

Rezoning Petition 2021-087

December 1, 2021

REQUEST

Current Zoning: O-6(CD) PED (office, conditional, pedscape overlay)

Proposed Zoning: MUDD(CD) PED (mixed use development, conditional, pedscape overlay)

LOCATION

Approximately 1.91 acres located at the intersection of Amherst Place and Lillington Avenue, west of East 3rd Street, and northwest of Queens Road.

(Council District 1 - Egleston)

PETITIONER

Novant Health

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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.

Motion/Second: Welton / Chirinos
Yeas: Blumenthal, Chirinos, Rhodes, Spencer, Welton
and Samuel
Nays: None
Absent: Ham
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

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