

Petition 2021-140 by Hutton

To Approve:

This petition is found to be **consistent** with the *Northeast Area Plan's* recommendation for retail uses for the site but **inconsistent** with the plan's recommendation for residential uses based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends retail/residential uses.

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 proposed project is consistent with the existing, adjacent development patterns.
- The petition helps achieve the area plan's land use goal of "a balanced land use pattern that includes a mixture of housing, shopping, employment and civic uses".
- Before the approval of rezoning petition 2007-079, the Northeast Area Plan recommended only retail uses for the site.
- While proposing an auto-oriented use, the petition still furthers the land use goal to stimulate pedestrian and bicycle activity via its commitment to construct a 12-foot multi-use path and 8-ft planting strip, along the property's frontage of N. Tryon, in accordance with Charlotte BIKES.

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan*, from retail/residential uses to retail uses for the site.

To Deny:

This petition is found to be **consistent** with the *Northeast Area Plan's* recommendation for retail uses for the site but **inconsistent** with the plan's recommendation for residential uses based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends retail/residential uses.

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:

2ND:

Vote:

Dissenting:

Recused: