

Petition 2021-180 by Daniel Corporation

To Approve:

This petition is found to be **consistent** with the *Charlotte Center City 2020 Vision Plan* (2011) based on the information from the staff analysis and the public hearing, and because:

- Although the plan does not make a specific land use recommendation for this site, it encourages future development that contributes to the overall viability and livability of Center City.

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:

- This rezoning would allow for the redevelopment of the site for dense, mixed urban uses. A majority of the site is currently utilized as surface parking.
- The site is adjacent to other UMUD-zoned parcels that host various uses.
- The surrounding context of the site at the nexus of 6th Street and Graham Street in the Fourth Ward display a gradual shift in the area to higher-density residential, retail, and office uses. The rezoning of these parcels would be in line with the redevelopment in the area.
- The subject site is located in the Fourth Ward Historic District and any future redevelopment on the site must adhere to the standards of the Historic District Commission.

To Deny:

This petition is found to be **consistent** with the *Charlotte Center City 2020 Vision Plan* (2011) based on the information from the staff analysis and the public hearing, and because:

- Although the plan does not make a specific land use recommendation for this site, it encourages future development that contributes to the overall viability and livability of Center City.

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: