

## **Petition 2022-014 by Stewart (on behalf of Charlotte Fire)**

### **To Approve:**

This petition is found to be **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The Policy Map recommends Neighborhood 1 place type for the 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 petition could facilitate Goal 10: Fiscally Responsible of the 2040 Comprehensive Plan.
- The site is developed with an existing Charlotte Fire Department station, the new station will exceed 12,500 sqft which is the limit for government buildings in residential zoning under the current Ordinance.
- Fire stations are an institutional use generally compatible with low scale residential uses.
- The Neighborhood Service zoning district provides flexibility in development standards to allow renovation and expansion of the Fire departments facilities and services at this location.
- The site is located on and oriented to E. 28th St. the proposed Fire station provide a transition from the industrial and commercial uses north and west of the site to the single family residential to the north of the site.

### **To Deny:**

This petition is found to be **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The Policy Map recommends Neighborhood 1 place type for the 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:**

**2<sup>ND</sup>:**

### **Vote:**

### **Dissenting:**

### **Recused:**