

Petition 2022-190 by Charlotte Pipe and Foundry Company

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 2.

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 current entitlements for the site under petition 2011-008 allow for the adaptive reuse of the existing structure for non-residential uses. The 2011 conditional plan would preclude the site from being fully redeveloped with new structures.
- This site plan amendment would maintain the parcel's permitted non-residential uses, but allow for redevelopment to occur that better aligns with current site and building design guidelines. The existing conditional plan, 2011-0008, for example would allow for a parking area between the building and the Providence Road frontage whereas this rezoning proposal moves the building footprint much closer to the frontage, relegating parking to the rear and side.
- The adjacent R-3 zoned parcel would be adequately buffered with a 20-foot rear yard and opaque fence along the western boundary of the site. An opaque fence will also be installed along the northern boundary, which abuts single family uses in an R-22MF district and a bank at the intersection of Providence Road and Moravian Lane.
- Although inconsistent with the Policy Map recommendation for Neighborhood 2, the site itself has been intended for non-residential uses for many years. This rezoning would bring the parcel under Neighborhood Center, matching the adjacent parcels that are along Providence Road. This area of the Providence Road corridor matches the goals of the Neighborhood Center Place Type and houses a number of commercial uses that service the nearby residents in the bordering Neighborhood 1 and 2 Place Types.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 2 to Neighborhood Center for the site.

To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 2.

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: