

Petition 2023-027 by 401 S. College St. NC, LLC

To Approve:

This petition is found to be **consistent** 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 Regional Activity Center.

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 the redevelopment of the site with flexibility provided by the requested optional provisions.
- The existing courtyard in the rezoning boundary that resides between the current structures and adjacent Charlotte Convention Center would be improved through this rezoning with elements such public art, seating options, landscaping, and various pedestrian amenities.
- The proposal would improve the area’s pedscape and further the 2040 Comprehensive Plan’s connectivity goals through a commitment to construct Rail Trail amenities along the abutting LYNX Blue Line as well as improvements to accessible ramps and the reservation of space for a future bus stop.
- Development under the UMUD zoning district would be consistent with the dense land uses and site design elements outlined in the Regional Activity Center Place Type.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

To Deny:

This petition is found to be **consistent** 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 Regional Activity Center.

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: