

Petition 2017-149 by ABW Charlotte, LLC

To Approve:

([I move that the](#)) Zoning Committee finds the petition to be **consistent** with the *South End Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use transit supportive development.

([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 subject site is within ¼ mile walk of the East/West Transit Station on the LYNX Blue Line; and
- The proposal allows for all uses in the TOD-M (transit oriented development – mixed-use) district which includes office, residential, retail, and civic uses; and
- The petition will maintain and renovate one existing structure, and will improve the vacant lot with an outdoor entertainment space and patio, and will close and remove two existing curb cuts along South Boulevard and two existing curb cuts along Kingston Avenue; and
- The petition will install parallel parking adjacent to the property boundary on South Boulevard and install reverse-angle parking adjacent to the property boundary on Kingston Avenue.

Consistency:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

Recommendation:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

To Deny:

([I move that the](#)) Zoning Committee finds the petition to be consistent with the *South End Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use transit supportive development.

([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)