

Petition 2018-014 by Novant Health, Inc.

To Approve:

This petition is found to be consistent with the *South District Plan* for the portion of the site currently zoned INST (institutional); however, inconsistent with the *South District Plan* for the portion of the site currently zoned INST(CD) (institutional, conditional) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends institutional uses for the portion of the site currently zoned INST (institutional); and
- The plan recommends religious uses for the portion of the site currently zoned INST(CD) (institutional, conditional) as approved by a previous rezoning.

([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 majority of the site is zoned institutional and currently allows the proposed health institution; and
- The portion of the site adjacent to multi-family residential is conditionally zoned with a limitation for religious uses. The proposed request would unify the zoning and provide a service to the surrounding community; and
- The proposed health institution and proposed medical office use integrates into the mixture of uses established in the area that includes residential, religious institutions, hotel, retail and general office uses; and
- The proposal provides additional street connectivity by extending Ballancroft Parkway from its current terminus, providing a connection from Providence Road West southward to Marvin Road.

To Deny:

This petition is found to be consistent with the *South District Plan* for the portion of the site currently zoned INST (institutional); however, inconsistent with the *South District Plan* for the portion of the site currently zoned INST(CD) (institutional, conditional) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends institutional uses for the portion of the site currently zoned INST (institutional); and
- The plan recommend religious uses for the portion of the site currently zoned INST(CD) (institutional, conditional) as approved by a previous rezoning.

([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: