

Petition 2018-048 by Novant Health, Inc.

To Approve:

The petition is found to be inconsistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends multi-family residential uses.

(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 site is appropriate for office use given its location along Statesville Avenue and within the mixed use neighborhood of Brightwalk; and
- The office use is compatible with and supports the mix of use along Statesville Avenue and the adjacent Brightwalk Retail Village located directly across Newland Road; and
- The site design strengthens and supports the desired pedestrian-oriented development form along Statesville Avenue with the building oriented to the street and a plaza area at the intersection of Newland Avenue; and
- The site design accommodates the future alignment of the drive entrance with Double Oaks Road, which would improve connectivity in the community.

To Deny:

The petition is inconsistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends multi-family residential uses.

(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: