

**Petition 2018-047 by Foundation of the University of North Carolina
at Charlotte, Inc.**

To Approve:

The petition is found to be consistent with the *University City Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends transit oriented 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 *University City Area Plan* recommends transit oriented development for this parcel, as it is within ¼ mile of, and adjacent to, the J.W. Clay Boulevard/UNC Charlotte transit station; and
- This site is within the core of the transit station area, and should be developed to foster a walkable, mixed use, urban environment that promotes street-level activation and design and creates pedestrian activity and comfort; and
- The proposed development plan provides for a mix of uses in an urban and pedestrian-oriented form along North Tryon Street; and
- While the requested optional design provisions allow for a reduced amount of active uses along the street-level frontages, the proposed open space and pedestrian system along North Tryon Street alternatively activates and enhances the street-level environment of the station area.

To Deny:

The petition is found to be consistent with the *University City Area Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends transit oriented 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)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: