

Petition 2018-062 by BPR Properties, LLC

To Approve:

This petition is found to be consistent with the *Charlotte Center City 2020 Plan* and the *Brevard Street Land Use & Urban Design Plan* for use and intensity of development, but is inconsistent with specific design recommendations, based on the information from the staff analysis and the public hearing, and because:

- The *Charlotte Center City 2020* plan recognizes Center City as the central economic engine and diversified employment hub of the region, and encourages enhancement of the pedestrian environment through use of visual improvements as one means to identify, support, and retain retail and business activities; and
- The *Brevard Street Land use & Urban Design* plan recommends mixed use multi-family, office, and retail uses in a walkable form for the area in which the subject property is located, and provides specific streetscape and setback guidelines for properties along this segment of South Brevard Street.

([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 proposed development supports the land use recommendations of the *Charlotte Center City 2020 Plan* and the *Brevard Street Land Use & Urban Design Plan* for high intensity mixed use development; and
- The proposed development supports the activation of Brevard Street as envisioned in the *Brevard Street Land Use & Urban Design Plan*; and
- The requested modifications to the building setback and upper story step backs allow a small parcel with limited depth to be developed while supporting the overall design intent of street activation and pedestrian-scaled building form.

To Deny:

This petition is found to be consistent with the *Charlotte Center City 2020 Plan* and the *Brevard Street Land Use & Urban Design Plan* for use and intensity of development, but is inconsistent with specific design recommendations, based on the information from the staff analysis and the public hearing, and because:

- The *Charlotte Center City 2020* plan recognizes Center City as the central economic engine and diversified employment hub of the region, and encourages enhancement of the pedestrian environment through use of visual improvements as one means to identify, support, and retain retail and business activities; and
- The *Brevard Street Land use & Urban Design* plan recommends mixed use multi-family, office, and retail uses in a walkable form for the area in which the subject property is located, and provides specific streetscape and setback guidelines for properties along this segment of South Brevard Street.

([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: