

Petition 2018-082 by City of Charlotte

To Approve:

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

- The plan recommends a mixture of residential, office, retail, and civic/ institutional uses.

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 requested government building/office use is consistent with the adopted area plan.
- The proposed building location on the corner of N. Tryon Street and Ken Hoffman Drive creates a cohesive corridor that provides a feeling of continuous building activation and comfortable pedestrian oriented environment along N. Tryon Street.
- The site is located within a ¼ mile walk distance of the McCullough transit station. The proposed government building/office use is an appropriate element in the mix of uses on and around the site along the North Tryon corridor
- Urban open space is provided along both street frontages and will enhance the public realm by providing an open air area improved with seating, plantings and/or other amenities accessible and open to the public.
- Elevations are provided, which indicate the building will be constructed with predominately masonry materials, consistent with area plan design standards.
- The building is designed to avoid a continuous building wall and breaks up visual mass and bulk.

To Deny:

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

- The plan recommends a mixture of residential, office, retail, and civic/ institutional uses.

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 Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: