Petition 2018-133 by City of Charlotte

To Approve:

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

- The plan recommends single family residential up to three dwelling units per acre.

(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:

- While the plan recommends single family land use, the parcel is surrounded by office, retail, and multi-family land uses developed since the plan was written; and
- Area plans generally do not specify the locations for new institutional uses such as government buildings; and
- The requested government building is appropriate given its siting on a major thoroughfare, and near the intersection with Johnston Road; and
- The proposal is an additional element in an emerging walkable concentration of non-residential uses in its vicinity; and
- The proposed facility will provide a city service to the area; and
- The proposed site plan commits to setbacks consistent with existing development along Providence Road West and allows for future connections across the site from the remaining portion of the parcel to Ballancroft Parkway.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential up to three dwellings per acre to institutional use for the site.

To Deny:

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

- The plan recommends single family residential up to three dwelling units per acre.

(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: