

Petition 2019-002 by Laurel Street Residential, LLC

To Approve:

This petition is found to be consistent with the *Charlotte Center City 2020 Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan encourages future development to preserve and enhance the existing Center City neighborhoods. While the vision plan does not make a specific land use recommendation for the site, this proposal is consistent with the intent of the plan.

([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 subject site is within ½-mile walk of the 7th Street Station on the LYNX Blue Line.
- The proposal permits a site previously used for two historic homes and church to allow residential transit supportive land uses.
- Use of conventional TOD-CC (transit oriented development – community center) zoning applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.

To Deny:

This petition is found to be consistent with the *Charlotte Center City 2020 Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan encourages future development to preserve and enhance the existing Center City neighborhoods. While the vision plan does not make a specific land use recommendation for the site, this proposal is consistent with the intent of the plan.

([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: