

## Petition 2019-064 by Novant Health

### To Approve:

This petition is found to be **inconsistent** with the *Brookshire/I-485 Interchange Study* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use development.

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:

- The plan states that "mixed-use is by definition intended to include at least two of the following uses: office, multi-family residential, and retail. These uses must be integrated within the same building". Stand alone, this petition does not fulfill the plan's definition of mixed-use, but it is an integrated component of a larger mixed-use development.
- Institutional uses are considered compatible with the rest of the mixed-use development.
- The petition commits to the development of a .25-acre urban open space on Smith Farm Road with walkways, landscaping, hardscape area, seating areas, and lighting.
- The petition commits to pedestrian connectivity with pedestrian connections between the building and Sugar Magnolia Drive and Smith Farm Road, to the sidewalk and multi-use path along each street.
- The petition increases walkability through the larger mixed-use development by ensuring the building design will include a door facing/oriented towards Sugar Magnolia Drive and Smith Farm Road.

The approval of this petition will revise the adopted future land use as specified by the *Brookshire/I-485 Interchange Study* (2000), from Residential/Office/Retail recommended use to Institutional recommended use for the site.

### To Deny:

This petition is found to be **inconsistent** with the *Brookshire/I-485 Interchange Study* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use development.

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:

### 2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: