

## Petition 2019-114 by The Charlotte-Mecklenburg Hospital Authority

### To Approve:

The petition is found to be **consistent** with the *Midtown Morehead Cherry Area Plan* and the *Dilworth Land Use and Streetscape Plan* for portions of the site, and **inconsistent** with the *Dilworth Land Use and Streetscape Plan* for other portions of the site based on information from the staff analysis and the public hearing, and because:

- The *Midtown Morehead Cherry Area Plan* recommends multifamily residential/office/retail, residential/office and residential/office/retail for portions of the site; The *Dilworth Land Use and Streetscape Plan* recommends institutional, and greenway for portions of the site, with other portions recommended for residential up to 5 units per acre, and for residential up to 22 dwelling units per acre.

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 development proposes the updating and expansion of an existing hospital campus and associated uses.
- The development commits to several transportation improvements to support connectivity and multi-modal activities.
- The project commits to several greenway and open space improvements, including reconstruction of a portion of Little Sugar Creek Greenway.
- The project proposes a walkability plan to support improved internal circulation and enhanced external connections.
- The project proposes a 30-foot landscape buffer and/or 50-foot building setback along property lines abutting existing residential development.
- The project proposes a 10-foot landscape buffer and/or 30-foot building setback along property lines adjacent to existing residential development.
- The project proposes to step down the building height to a maximum 40 feet adjacent to existing residential development.
- The uses are generally consistent with what exists in the larger, general area.

The approval of this petition will revise the adopted future land use as specified by the *Dilworth Land Use and Streetscape Plan*, from residential up to 5 units per acre and residential up to 22 units per acre to mixed use residential/office.

### To Deny:

The petition is found to be **consistent** with the *Midtown Morehead Cherry Area Plan* and the *Dilworth Land Use and Streetscape Plan* for portions of the site, and **inconsistent** with the *Dilworth Land Use and Streetscape Plan* for other portions of the site based on information from the staff analysis and the public hearing, and because:

- The *Midtown Morehead Cherry Area Plan* recommends multifamily residential/office/retail, residential/office and residential/office/retail for portions of the site; The *Dilworth Land Use and Streetscape Plan* recommends institutional, and greenway for portions of the site, with other portions recommended for residential up to 5 units per acre, and for residential up to 22 dwelling units per acre.

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:

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

### Vote:

### Dissenting:

### Recused: