

Petition 2020-030 by OZF Properties, LLC

To Approve:

This petition is found to be **inconsistent** with the *Bryant Park Land Use and Streetscape Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends park/open space.

(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 petition, while inconsistent with the park/open space recommendation for the site, maintains the historic buildings onsite and is compatible with surrounding land uses.
- The proposal commits to retain the historical character of the Dowd House, a local historical landmark, and reuse the building for commercial uses. Site and building design will be reviewed and approved by Charlotte-Mecklenburg Historic Landmarks to ensure compatibility, context and appropriateness of exterior features for the Dowd House.
- The proposed petition adaptively reuses an old fire station for commercial uses.

The approval of this petition will revise the adopted future land use as specified by the *Bryant Park Land Use and Streetscape Plan*, from park/open space to office/retail mixed use for the site.

To Deny:

This petition is found to be **inconsistent** with the *Bryant Park Land Use and Streetscape Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends park/open space.

(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: