

## Petition 2020-110 by City of Charlotte: General Services

### To Approve:

This petition is found to be **consistent** with the with the future land use policy in the *Arrowood Station Area Plan* (2009) for this site based on the information from the staff analysis and the public hearing, and because:

- The policy recommends industrial zoning to support as-of right operations of the City's street maintenance facility at this location until such time as it is proposed for redevelopment; then the recommendation is for Transit-Oriented-Development.

(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 future land use map does illustrate TOD-mixed acknowledging the long-term policy for transit oriented development.
- The City owns the site for its street maintenance and equipment facility.
- The rezoning will allow industrial uses including the continued use for the existing maintenance facility.
- The proposal is for only a portion of the parcel to be rezoned, the majority of the parcel will remain zoned TOD-CC.

### To Deny:

This petition is found to be **consistent** with the with the future land use policy in the *Arrowood Station Area Plan* (2009) for this site based on the information from the staff analysis and the public hearing, and because:

- The policy recommends industrial zoning to support as-of right operations of the City's street maintenance facility at this location until such time as it is proposed for redevelopment; then the recommendation is for Transit-Oriented-Development.

(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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: