

## Petition 2020-037 by Charlotte Planning, Design and Development

### To Approve:

This petition is found to be **consistent** with the *Central District Plan*. The petition is also consistent with *Centers, Corridors and Wedges Growth Framework* and *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential development and greenway use ; and
- The *Centers, Corridors and Wedges Growth Framework* and the *General Development Policies* recommend that new development should respect and preserve the City's historic character, integrating existing historic buildings, artifacts and landscapes into the modern urban fabric ; to protect and enhance the character of existing neighborhoods; and to discourage tearing down historic or architecturally significant structures.

([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 petition establishes a local historic district overlay.
- The underlying zoning requirements and entitlements remain.
- One of the goals of the *Central District Plan* is to pursue measures to protect historic resources in the Central District.
- Local historic districts protect the unique and vibrant character of each designated historic neighborhood; maintain the historic human scale, pedestrian orientation, and visual variety of the streetscape; preserve areas of green space and the tree canopy, and manage changes to accommodate modern living .

### To Deny:

This petition is found to be **consistent** with the *Central District Plan*. The petition is also consistent with *Centers, Corridors and Wedges Growth Framework* and *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential development and greenway use ; and
- The *Centers, Corridors and Wedges Growth Framework* and the *General Development Policies* recommend that new development should respect and preserve the City's historic character, integrating existing historic buildings, artifacts and landscapes into the modern urban fabric ; to protect and enhance the character of existing neighborhoods; and to discourage tearing down historic or architecturally significant structures.

([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: