

## Petition 2020-154 by Carolina Urban Properties LTD

### To Approve:

This petition is found to be **inconsistent** for a portion of the site and **consistent** for a portion of the site with the *West End Land Use and Pedscape Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends institutional.
- The plan recommends multi-family/office/retail.

(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 consists of two sites located on opposite sides of Beatties Ford Road and are located within ¼ of a mile from the proposed CATS Lynx Gold Line transit stop at French Street and Beatties Ford Road.
- The site is an appropriate location for transit-oriented development, adjacent to Johnson C. Smith University and other mixed-use developments in the area.
- Transit oriented mixed-use development is consistent with the overall vision of the West End Land Use and Pedscape Plan.

The approval of this petition will revise the adopted future land use as specified by the *West End Land Use and Pedscape Plan*, from Institutional land use to transit oriented development Use for a portion of the site.

### To Deny:

This petition is found to be **inconsistent** for a portion of the site and **consistent** for a portion of the site with the *West End Land Use and Pedscape Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends institutional.
- The plan recommends multi-family/office/retail.

(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: