Petition 2021-032 by E-FIX Development CO., LLC

To Approve:

This petition is found to be consistent with the *West End land Use & Pedscape Plan* (2005) based on the information from the staff analysis and the public hearing, and because:

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

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:

- This petition proposes a new parking lot along Taylor Avenue to service the existing businesses on the parcels to the right of the site and is consistent with the *West End Land Use & Pedscape Plan* (2005) recommendation of multi-family/office/retail.
- The site plan includes an 8-foot planting strip and 6-foot sidewalk along Taylor Avenue, in agreement with the area plan recommendation.
- The site plan proposes a 5-foot sidewalk and 7-foot planting strip along Lasalle Street. While these widths are narrower than what the area plan recommends for this street, they are consistent with the width of the existing sidewalk on adjacent parcels.
- The site plan proposes ADA accessible ramps on both Taylor Avenue and Lasalle Street, in accordance with the Charlotte Land Development Standards Manual (CLDSM) and Public Right-of Way Accessibility Guidelines (PROWAG).
- The construction of a parking lot and sidewalk on this facility will increase the utility and safety for the businesses located on Lasalle Avenue and for their customers who either drive or walk.

To Deny:

This petition is found to be consistent with the *West End land Use & Pedscape Plan* (2005) based on the information from the staff analysis and the public hearing, and because:

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

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:
2ND:

Vote:
Dissenting:
Recused: