

## Petition 2021-088 by The Charlotte Mecklenburg Hospital Authority

### To Approve:

This petition is found to be **consistent** with the *Central District Plan* (2003) and **inconsistent** with the plan for a portion of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office, retail, and greenway uses for the site.

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 site is adjacent to a number of parcels with existing office uses.
- On the western boundary of the site is the Little Sugar Creek Greenway. The *Central District Plan* (1993) recommends Greenway uses in areas within the floodplain of Little Sugar Creek, but at this time there has been no indication that additional land is required for this section of the Greenway adjacent to the subject site.
- The O-3 zoning district allows for some retail uses in office buildings under prescribed conditions.  
The proposal allows a site currently used as a surface parking lot to be redeveloped to better complement the adjacent Atrium Health Carolinas Medical Center.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, for the area of the site currently recommended for greenway uses to the new recommended office use.

### To Deny:

This petition is found to be **consistent** with the *Central District Plan* (2003) and **inconsistent** with the plan for a portion of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office, retail, and greenway uses for the site.

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: