

## Petition 2021-021 by Portman Residential

### To Approve:

This petition is found to be **consistent** with the *Central District Plan* land use recommended for this site as amended by rezoning petition 2016-112 which was approved in 2019. The petition is **inconsistent** with the *Central District Plan* recommendation 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/residential uses.
- The plan recommends greenway uses for a portion of 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 proposed added uses are consistent with the adopted recommended land use for the site, as amended by rezoning petition 2016-112. This petition does add new development area to a portion of the site that was previously recommended for greenway uses. The greenway recommendation will remain on the area being used for the greenway.
- The increase of 410 residential units (650 units total) is compatible with the surrounding land uses in the area and are within one mile of two CATS Gold Line transit stops, and within 500 feet of a bus stop.
- The site also sits along the existing and future extension of the Stewart Creek Greenway being developed by Mecklenburg County Park and Recreation Department, which provides recreational opportunities for residents. The petitioner has already dedicated and conveyed a portion of the property for the greenway under the previously approved site plan.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from greenway to office/retail/residential use for a portion of the site.

### To Deny:

This petition is found to be **consistent** with the *Central District Plan* land use recommended for this site as amended by rezoning petition 2016-112 which was approved in 2019. The petition is **inconsistent** with the *Central District Plan* recommendation 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/residential uses.
- The plan recommends greenway uses for a portion of 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: