

Status of Petition 2019-001c by Ascent Real Estate Capital, LLC:

- The public hearing was held on April 16, 2019.
- Staff recommends approval. All outstanding issues have been addressed.
- Zoning Committee recommended approval on April 30, 2019.

To Approve

When this item comes up on the agenda, the Chairperson would ask:

Is there a motion to:

1. Adopt the Zoning Committee's Statement of Consistency as it appears in our agendas as the Commission's own **AND** Approve Petition 2019-001c.

2. Is there a second?

(The Chairman then continues with the voting process)

To Deny

When this item comes up on the agenda, the Chairperson would ask:

Is there a motion to:

1. Adopt the Zoning Committee's Statement of Consistency as it appears in our agendas as the Commission's own **AND** Approve Petition 2019-001c.

2. The motion from the dais would be to deny the rezoning

3. The Chairperson will ask "Do you have a Statement of Consistency?"

4. The person making the motion would respond yes and read/and add to the statement on the back of this page.

5. Is there a second?

(The Chairman then continues with the voting process)

To Deny:

- The property is within a portion of the unincorporated area of Mecklenburg County and was previously designated as in the Sphere of Influence of the Town of Pineville. Neither Pineville or Charlotte have accepted extraterritorial zoning jurisdiction for the property. Therefore, no adopted plans specifically addressing future land use recommendations exist. The petition is inconsistent with the adjacent single family detached and attached residential uses.

([Therefore, 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:

- The site is surrounded by single family detached homes; and
- The surrounding single family homes are developed under R-3 (single family) residential which allows up to three dwelling units per acre.
- The proposal with an institutional and office use is not compatible with the surrounding uses and zoning.
- (Any additional to be explained by the BOCC)