

Petition 2023-128 by Synco Properties

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Regional Activity Center Place Type.

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 is a site plan amendment with the single request to increase the maximum height allowed in Development Area C of the previously approved rezoning petition 2015-131.
- The site is designated as the Regional Activity Center (RAC) Place Type by the *2040 Comprehensive Plan*. The RAC Place Type recommends mid-rise and high-rise building as the predominate building type.
- The RAC zoning district is the most applicable district for the RAC Place Type and the Unified Development Ordinance (UDO) permits buildings up to 150 feet in height by-right and up to 275 feet with bonuses. The petition has previously committed to conditions that would qualify the site for height bonuses under the UDO such as a commitment to affordable housing, open space, and construction of the SouthPark Loop trail through the site.
- The site is surrounded by existing and entitled nonresidential and mixed-use residential developments and therefore the requested height increase would not have negative impacts on established Neighborhood 1 type residential developments.
- The site is served by the number 20 CATS local bus providing service between the Charlotte Transit Center and Quail Corners Shopping Center. The site is also located within walking distance of the SouthPark Community Transportation Center providing service to the 19, 28, 30, 57 CATS buses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities.

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Regional Activity Center Place Type.

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)