

Petition 2024-100 by 4000 Monroe, LLC

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)* calls for Innovation Mixed-Use.

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 zoning supports Charlotte's economic growth by fostering mixed-use urban areas that offer diverse opportunities for employment, housing, and services.
- The buildings surrounding the site include offices, vehicle repair facilities, single family residential and commercial uses which aligns with the IMU zoning district.
- This rezoning will align the site with the 2040 Policy Map, which designates the area for Innovative Mixed-Use (IMU). Currently zoned ML-1, the site is out of alignment with this designation, and the proposed rezoning will bring it into consistency with the long-term vision for the area.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 8: Diverse & Resilient Economic Opportunity

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)* calls for Innovation Mixed-Use.

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)