

Petition 2024-066 by Carmel Park Partners, 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)* recommends the Community 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 consistent with the *2040 Policy Map* recommendation for the Community Activity Center (CAC) Place Type. The CAC Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential.
- This petition is appropriate and compatible with the surrounding uses and the CAC Place Type designation as it replaces an underutilized surface parking lot with 38 dwelling units. Increasing the number and variety of housing types in the area.
- The proposed development is directly abutting the Carmel Commons Shopping Center which boasts a wide variety daily goods and services such as retail, restaurant, grocery, and financial institutions. The plan proposes a sidewalk to link the development to the shopping center.
- Vehicular access to the site will be via a private street built to public standards off Carmel Commons Blvd providing a direct connection to Carmel Road and feeding to a network of private alleys.
- The petitioner has committed to providing enhanced landscaping, buffering, and screening standards to create adequate separation from the rear of the adjacent shopping center.
- The site is served by the CATS number 51 local bus route providing transit access between Carolina Place Mall, Arboretum Shopping Center, and the Matthews-Independence Park and Ride.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10-Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

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 Community 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)