

Petition 2024-030 by Asana Partners LP

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 Neighborhood 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 recommended *2040 Policy Map* Place Type of Neighborhood Center (NC). The NC zoning district permits a variety of uses that are in keeping with the character of the area which is diversifying from an auto-centric, mid-century suburban development pattern to a more mixed-use area with office, retail, restaurant, and residential development.
- The site is walkable to nearby neighborhoods as well as directly adjacent to daily needs and could increase the amenities, goods, and services offered at the existing shopping center.
- The NC zoning district will utilize UDO design standards that are more human scaled and pedestrian oriented than the existing legacy zoning on the site.
- The site is directly served by the number 28 CATS local bus and is under a ¼-mile walk from stops for the number 15 local bus and the number 62x bus providing service to the Charlotte Transportation Center, SouthPark Community Transportation Center, Eastland Community Transportation Center, and Stonecrest Shopping Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

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 Innovation Mixed Use (IMU) 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)