Petition 2024-082 by City of Charlotte

To Approve:

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

- The 2040 Policy Map recommends Parks & Preserves place type.

However, 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 would provide relief for Charlotte-Mecklenburg Animal Care & Control, which needs additional space for sheltering and rehousing animals.
- The development standards accompanying the petition limit the uses specifically to animal shelter, animal care facility, and accessory uses.
- The petition commits to providing a 25' Class B landscape yard with 6' opaque fence, which exceeds ordinance requirements, along the southwestern property line to mitigate impacts to Jeff Adams Tennis Center. Additionally, the petition commits to locating the exterior exercise area in the northeastern corner of the site, opposite from the tennis courts.
- While the proposal is inconsistent with the *2040 Policy Map* recommendation for Parks & Preserves place type, the petition would address a specific community need on property owned by the City.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 10: Fiscally Responsible

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from Parks & Preserves place type to Commercial place type for the site.

To Deny:

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

- The 2040 Policy Map recommends Parks & Preserves place type.

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:

- (To be explained by the Zoning Committee)