

## Petition 2023-072 by Merancas Holdings, 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) recommendation for the Neighborhood 2 Place Type.

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 petition is appropriate and compatible as the site is within an area designated by the 2040 Policy Map for the Neighborhood 2 Place Type.
- The site is in an area with a range of uses including single-family, multi-family, institutional, and manufacturing and logistics. The proposed zoning would help to increase the housing availability and diversity in the area.
- The site is located along two major thoroughfares.
- The site is located directly across East WT Harris Blvd from the future Back Creek Greenway.
- The site is located along the route of the number 23 and 29 CATS local buses providing access to the Charlotte Transportation Center on the 23 and between the Independence Blvd Walmart and the JW Clay Park & Ride on the 29.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility

### 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) recommendation for 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)

**Motion:**  
**Approve or Deny**  
**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**