

Petition 2024-018 by iClub Investments, LLC

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 (2022)* recommends the Neighborhood 1 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:

- This petition is appropriate and compatible as the proposed childcare center, medical office, and retail space would provide convenient access to daily needs in an area that has been identified as an Access to Amenities Gap by the 2040 Comprehensive Plan.
- The proposed development fronts on Mt. Holly-Huntersville Road, designated by the Charlotte Streets Map as a 4+ Lane Avenue and considered an Arterial Street by the UDO and Harwood Lane designated as a collector street.
- The plan commits to providing a 12-foot multi-use path along Mt. Holly-Huntersville Road and an 8-foot sidewalk along Harwood Lane and the site has convenient access to the CATS number 18 local bus, providing Access to the Rosa Parks Community Transportation Center, forming the beginnings of a multi-modal transportation network.
- The site is located adjacent to a fire station and many residential developments which contributes to the establishment of a Neighborhood Center at this intersection.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

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 (2022)* recommends the Neighborhood 1 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)