

Petition 2025-101 by Jordans Pond Holding Company, 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 Neighborhood 1 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 appropriate and compatible with the surrounding land uses as it would bring the site into alignment with neighboring properties that have residential zoning and a Neighborhood 1 Place Type designation by the *2040 Policy Map*.
- The site directly abuts single family residential to the north and northwest of the property along Valleydale Road, Fred D Alexander Boulevard, and Ben Livingston Road. Development under the site's existing industrial entitlements would not be a preferred outcome given the residential nature of this block.
- There are a mix of uses in the area including single family, parks and preserves, manufacturing and logistics, and commercial.
- The site is located at the intersection of a major and minor arterial, making it an appropriate location for slightly denser residential zoning abutting less intense Neighborhood 1 districts along the site's northern boundary.
- The parcels within the petition boundary are bisected by a utility easement that would limit the total developable area and would provide a natural buffer between the site's future development and abutting single family uses.
- The site is located along the route of the CATS number 1 local bus providing transit access between Callabridge Commons and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goal:
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 Neighborhood 1 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)