

Petition 2023-015 by Tribek Properties

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)* calls for Community Activity Center.

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 site is within a ¼-miled walk of the adopted Remount Station along the proposed LYNX Silver Line.
- The TOD-NC district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station or within a 1-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- This site would be traversed by the proposed current alignment of the LYNX Silver Line. Considering this future infrastructure that would impact the site, this petition proceeded as a conditional rezoning to include notes regarding light rail right-of-way reservation by the petitioner for future acquisition by the City. These conditions in the rezoning ensure that the petitioner is working in collaboration with Charlotte Area Transit System (CATS) to accommodate a critical transportation project.
- The site will adhere to all TOD-NC standards and regulations to create the desired form and intensity of transit supportive development. Such standards and requirements include streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- This rezoning would bring the site under a zoning district that is complimentary to the Silver Line and consistent with the recommendation for the Community Activity Center Place Type.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

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)* calls for Community Activity Center.

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)