

Petition 2023-108 by Beacon Partners

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 the Innovation Mixed Use 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 location of the site aligns with IMU goals because the surrounding area is a vibrant area of mixed-use and employment, that capitalize on Charlotte's history and industry with uses such as light manufacturing, office, studios, research, retail, and dining.
- The site is already surrounded by office, research and development, light manufacturing, and multi-family residential.
- In the surrounding area of the site, is retail, personal services, restaurants, and bars, with limited warehouse and distribution associated with light manufacturing and fabrication.
- The purpose of IMU is to reuse buildings and low to mid-rise single-use structures to integrate uses in a pedestrian-oriented environment.
- Arterial streets such as Freedom Drive close to the site support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 8: Diverse & Resilient Economic Opportunity
 - 9: Retain Our Identity & Charm

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 the Innovation Mixed Use 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)