

Petition 2023-101 by 3100 Baucom Rd, 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.

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:

- 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, within a 10-minute walk of employment opportunities, grocery store, medical, institutional, a variety of retail uses. The proposed zoning would help to increase the housing availability in the area.
- The site has access to two major thoroughfares.
- site is located along the route of the CATS number 22 local bus providing service to Uptown and the JW Clay Park and Ride, adjacent to UNC Charlotte with transfers to the Lynx Blue Line. And within a 10-minute walk of the CATS number 50 and 54, local buses providing transit access to Concord Mills, University City, and the Wells Fargo Campus.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 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) recommendation for the Neighborhood 2 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)