

## Petition 2025-033 by BRI 1882 Innovation Park Development

### 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 Campus and the Community Activity Center Place Types for this site.

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:

- The petition proposes a total of 260 multi-family attached residential units to be built in quadruplex and townhome forms offering a variety of housing types to the area.
- The proposed site is located adjacent to both Community Activity Center and Campus Place Types, offering potential access to a wide range of goods, employment opportunities, healthcare, education, and essential services. Introducing residential uses at this location will enhance the area's mixed-use character, support walkability, and contribute to a more vibrant, connected community.
- A large portion of the site is currently underutilized as surface parking.
- The site is served by the number 50 CATS local bus route providing access to goods, employment, and services in the area.
- The site is in the UNC Charlotte adopted micro-transit zone which seeks to connect neighborhoods with key activity centers like University City, UNC-Charlotte and the greater University Research Park.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Campus and Community Activity Place Types to the Neighborhood 2 Place Type for the site.

### 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 Campus and the Community Activity Center Place Types for this site.

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)