

Petition 2024-023 by City of Charlotte

To Approve:

This petition is found to be **partially consistent and partially 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 recommends Manufacturing & Logistics place type for the eastern portion of the site and Innovation Mixed Use place type for the western portion of the site.

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 site is located between a railroad and parkway, which provide physical buffers from uses further to the north and south of the site.
- The entirety of the site is currently zoned one of two conditional legacy districts that align with Manufacturing & Logistics place type: I-1(CD) and I-2(CD). The proposed rezoning would eliminate the conditions and establish zoning under the UDO.
- The majority of the properties to the north of the site and adjacent railroad are recommended for Manufacturing & Logistics place type and zoned ML-2.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* for the western portion of the site, from Innovation Mixed Use place type to Manufacturing & Logistics place type.

To Deny:

This petition is found to be **partially consistent and partially 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 recommends Manufacturing & Logistics place type for the eastern portion of the site and Innovation Mixed Use place type for the western portion of the site.

Therefore, 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)