

Petition 2024-148 by CSE Communities, 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)* recommends the Community Activity Center 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 petition is consistent with the *2040 Policy Map* recommendation for the Community Activity Center (CAC) Place Type. The CAC Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential.
- This petition is appropriate and compatible with the surrounding uses and the CAC Place Type designation as it replaces an underutilized portion of a large parcel with 80 dwelling units. Increasing the number and variety of housing types in the area.
- The proposed development is directly abutting the Mountain Island Market Place shopping center which boasts a wide variety daily goods and services such as retail, restaurant, and financial institutions.
- The site is located along the route of the CATS number 1 and 18 local bus providing transit access between the Callabridge Commons Walmart and the Charlotte Transportation Center (CTC) and the Rosa Parks Community Transit Center. As well as being a short walk from a stop on the 88x express bus providing commuter access to Uptown.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10-Minute Neighborhoods
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility

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)* recommends the Community Activity Center 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)