

## Petition 2024-037 by Church-Overlook, LLC

### To Approve:

This petition is found to be **consistent and 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* calls for Neighborhood Center; and
- The *2040 Policy Map* calls for Neighborhood 2.

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:

- Located along W. 28th Street and N. Church Street, this rezoning is in an area that has historically been used for various light industrial and commercial uses. However, this area is becoming an activity center and in particular the N. Tryon corridor just east of the site is a hub of renewed commercial and mixed-use developments servicing nearby residents.
- This site and the broader area are within the North Graham Street/North Tryon Street (NGNT) Corridor of Opportunity Area (COO). One of six such identified corridors in Charlotte, the COO program aims to revitalize areas with a mix of uses that provide critical resources and businesses to its neighbors, creating more prosperous and safe communities. This rezoning would allow the site's entitlements to be shifted away from industrial uses to a more balanced mix of uses that may better align with the goals of the NGNT Corridor.
- The Neighborhood Center district allows for a range of residential, commercial, and office uses and supports pedestrian-friendly environments. This petition commits to prohibit the more auto-centric uses typically allowed in the NC district such as gas stations or vehicle repair facilities. Additionally, new development on the site would facilitate improvements to sidewalk infrastructure; when paired with the prohibited uses outlined in the plan, this petition furthers the goal of improved pedestrian experiences in this area.
- This proposal is consistent with the portion of the *2040 Policy Map* that calls for Neighborhood Center. Although the two parcels along the north side of W. 28th Street are recommended for the Neighborhood 2 Place Type, that designation does not reflect the existing use, entitlements, or the intended future uses in this area given the adjacency to existing commercial establishments and desire for goods and services that may support residential areas to the west. A change in Place Type to Neighborhood Center for a portion of the site is merited and in alignment with surrounding development patterns.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 2 for a portion of the site to Neighborhood Center.

### To Deny:

This petition is found to be **consistent and 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* calls for Neighborhood Center; and
- The *2040 Policy Map* calls for Neighborhood 2.

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)