

Petition 2022-204 by Jay Jeet, LLC

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) recommendation for the Neighborhood 1 Place Type.

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:

- This petition is appropriate and compatible for the location as it increases the variety of housing types in the area while creating opportunities for neighborhood scale commercial services.
- The site is directly abutting a Neighborhood Center Place Type and adjacent to Neighborhood 2 and Manufacturing and Logistics Place Types.
- The site is located within a 10-minute walk of employment opportunities, two grocery stores, pharmacies, a daycare, institutional organizations, and a variety of retail and restaurant uses.
- The proposal includes architectural design standards related to building materials, building orientation, direct pedestrian connections, façade articulation, blank wall limitations, ground floor transparency requirements, and height reequipments for both residential and nonresidential buildings.
- The site is located within 300 yards of bus stops for the number 7 CATS local bus providing service between the North Lake Mall Park and Ride to the Rosa Parks Community Transit Center and to the Charlotte Transportation Center.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood Center 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) recommendation for the Neighborhood 1 Place Type.

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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: