

Petition 2024-099 by Mecklenburg County

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* recommends Manufacturing & Logistics 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:

- The IC-2 zoning district is intended to address the needs of large-scale institutional campuses that could provide governmental, educational, medical, and social services as well as supportive uses.
- The petition would allow Mecklenburg County to provide public services on the site to serve eastern parts of Charlotte and Mecklenburg County.
- The development standards associated with the petition limit height to 80' to minimize visual impact to adjacent properties.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 6: Healthy, Safe & Active Communities
 - 8: Diverse & Resilient Economic Opportunity
 - 10: Fiscally Responsible

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)* from Manufacturing & Logistics Place Type to Campus 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* recommends Manufacturing & Logistics Place Type.

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)