

Petition 2024-003 by ATAPCO Properties, Inc.

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)* recommends 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 with the surrounding uses and context of the area as it increases the variety of housing types in the area. Buildings along the northern property boundary, adjacent to Neighborhood 1 Place Types, are limited to triplexes and the proposed buildings along Old Statesville Road are quadrplexes which smooth the transition between the proposed development and the adjacent Neighborhood 1 Place Type.
- The site is located within 1-mile of many Manufacturing & Logistics facilities providing a short commute to employment opportunities.
- The plan commits to providing an 8-foot sidewalk along Old Statesville Road as part of a Mecklenburg County Park and Recreation urban trail and proposes an upgraded CATS bus waiting pad which provides the beginnings of a multi-modal transportation network.
- The site is located along the proposed Lynx Red Line commuter rail and is within $\frac{3}{4}$ -mile of the proposed Harris Station.
- The site is located along the route of the CATS number 21 local bus route providing transit access to the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development

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)* recommends the Neighborhood 1 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)