

Petition 2023-090 by West Boulevard Neighborhood Coalition

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) recommendation for the Neighborhood Center Place Type.

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 as the site is within an area designated for the Neighborhood Center Place Type by the 2040 Policy Map.
- The site is in an area with a range of uses including single-family, multi-family, institutional, retail, and recreation. The proposed zoning would allow for a variety of potential neighborhood scale uses.
- The site is located at the intersection of an existing major and an existing minor thoroughfare.
- The site is located within a 1/2-mile walk of the Irwin Creek Greenway and Clanton Park.
- The site is located along the route of the CATS number 10, 30, and 235 local buses providing service to the Charlotte Transportation Center, SouthPark Community Transportation Center, among other destinations such as two CPCC campuses, and the Goodwill Campus.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10-Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 9: Retain Our Identity & Charm

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) recommendation for 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)