

Petition 2025-055 by Porcha Thomas

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:

- The the petition is inconsistent with the *2040 Policy Map* recommendation for the Neighborhood Center (NC) Place Type, the current Neighborhood Services (NS) zoning district permits a range of uses that are consistent with those allowed uses under the NC district. The Neighborhood Center Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential.
- This petition is appropriate and compatible with the surrounding uses and the Neighborhood Center Place Type designation as it creates an opportunity to fill a need for access to essential amenities, goods, and services in an area that has been identified as lacking access to amenities by the *2040 Comprehensive Plan*.
- The site is within 1/3-mile of the Little Sugar Creek Greenway within 1/2-mile walk of the Parkwood Lynx Blue Line station.
- The site is located along the route of the CATS number 4 local bus providing transit access between the Sugar Creek LYNX Blue Line station and the Charlotte Transportation Center (CTC).
- 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 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) recommends the Community Activity Center 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)