

Petition 2025-030 by Tryon Advisors, 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) 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 site is designated as the Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of N2-B(CD) (Neighborhood 2-B, conditional) is inconsistent with the *Policy Map* recommendation.
- However, the site is abutting properties designated as the Community Activity Center, Commercial, and Neighborhood 2 Place Types by the *2040 Policy Map*. The proposed Neighborhood 2 zoning could provide a more appropriate transition to the adjacent Place Type designations than the current Neighborhood 1 Place Type.
- The proposed development is within a ¼-mile of Mountain Island Market Place shopping center which boasts a wide variety daily goods and services such as retail, restaurant, and financial institutions.
- The petitioner will contribute \$50,000 to be applied toward future intersections improvements at Rozelles Ferry Road and Mt. Holly-Huntersville Road, enhancing access to and from the site.
- The site also abuts a Commercial Place Type, as designated by the *2040 Policy Map*, at the intersection of Mt. Holly-Huntersville Road and Rozelles Ferry Road. The plan includes a 12-foot multi-use path along the site's frontage on Mt. Holly-Huntersville Road, connecting to existing sidewalks and crosswalks. This will allow residents to access daily needs such as retail, restaurants, fitness studios, and bus stops within a ¼-mile distance by walking or cycling.
- The site is located along the route of the CATS number 1 and 18 local bus providing transit access between the Callabridge Commons Walmart and the Charlotte Transportation Center (CTC) and the Rosa Parks Community Transit Center. As well as the 88x express bus providing commuter access to Uptown.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 2: Neighborhood diversity & Inclusion

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 2 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 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)