

Petition 2024-088 by Childress Klein

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)* recommends the Regional Activity Center Place Type.

Therefore, 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 Regional Activity Center (RAC) Place Type by the *2040 Policy Map*. The RAC Place Type calls for a mix of uses such as office, multi-family residential, and retail and is characterized by urban form with mid-to high-rise commercial and residential buildings.
- The site is currently developed with two aging office buildings, one of which will be retained, and most of the site's land area is built as underutilized surface parking lots.
- The site is primarily surrounded by nonresidential developments and the immediate area has relatively little housing. The proposed plan would increase the number and variety of housing types in the area.
- Three public benefits are proposed as part of this Exception (EX) request under the categories of sustainability, public amenity, and city improvements including: a commitment that new residential buildings will be built to National Green Building Standards (NGBS), or equivalent. A publicly accessible open space, that exceeds the ordinance requirements, will be constructed. And dedication of funds to a community organization to be used for public improvements.
- The site is within a short walk, bike, or bus ride of dining, shopping, and groceries within the surrounding Regional Activity Center.
- The site is adjacent to the proposed route of the SouthPark Loop trail.
- The site is served by the number 20 CATS local bus providing service between the Charlotte Transit Center and Quail Corners Shopping Center. The site is also located within walking distance of the SouthPark Community Transportation Center providing service to the 19, 28, 30, 57 CATS buses.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility

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)* recommends the Regional 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)