

Petition 2025-140 by Delores Howard Leith

To Approve:

The petition is **consistent** with the goals and policies of the *Southwest Outer Community Area Plan* based on the information from the staff analysis and the public hearing. The petition may facilitate the following priority goals of the area plan:

- 1: 10 Minute Neighborhoods may be facilitated by developing nonresidential uses, potentially including personal services establishments, that could expand access to goods and services to the surrounding area, also its proximity to transit could also help facilitate this goal.

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 petition is inconsistent with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type. However, the petition meets minor map amendment criteria described in the accompanying program guide document to the *Southwest Outer Community Area Plan* supporting a place type change to Community Activity Center. A rezoning to the CAC-1(CD) (Community Activity Center-1, conditional) zoning district could help to implement the goals of the *Comprehensive Plan* by promoting a variety of uses such as retail, office, medical, personal service establishments, and restaurants.
- The site is abutting the Community Activity Center Place Type on two sides containing multi-family apartment development and a variety of commercial uses. It is adjacent to the Neighborhood 2 Place Type across Sandy Porter Road. The rezoning site borders only one property designated as Neighborhood 1 Place Type, though it is zoned N2-B (Neighborhood 2-B).
- This petition is appropriate and compatible with surrounding development and the Community Activity Center Place Type as it proposes adaptive reuse of the existing structure and expands access to goods and services in the area.
- The site is within a ¼-mile walk of CATS bus routes 16 local and 41x express, providing transit access to the Charlotte Transportation Center.

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 Community Activity Center Place Type for the site.

To Deny:

The petition is **consistent** with the goals and policies of the *Southwest Outer Community Area Plan* based on the information from the staff analysis and the public hearing. The petition may facilitate the following priority goals of the area plan:

- 1: 10 Minute Neighborhoods may be facilitated by developing nonresidential uses, potentially including personal services establishments, that could expand access to goods and services to the surrounding area, also its proximity to transit could also help facilitate this goal.

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)