

Petition 2024-111 by The Presbyterian Home at Charlotte, Inc.

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 Campus 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 petition is a site plan amendment requesting to combine two buildings into one larger structure, increasing the building height by 5 feet, altering the proposed building elevations, and increasing the footprint of the MUDD-O zoned area on the site from what was outlined in the previously approved rezoning petition 2018-027. These changes are proposed in the area identified as Development Area B by the rezoning plan.
- Allows for an additional monument sign to be erected near the intersection of Eastburn Road and Sharon Road in the area identified as Development Area A by the rezoning plan.
- Overall, the site plan amendment would not increase the number of dwelling units, increase the nonresidential square footage, or make changes to the permitted or prohibited uses proposed under the previously approved 2013 and 2018 conditional rezoning plans.
- The site is designated as the Campus Place Type by the *2040 Policy Map*. The Campus Place Type recommends a cohesive group of buildings and open spaces containing a variety of activities on the site serving a single institutional user.
- The site is located within a ¼-mile walk of mixed-use commercial developments containing grocery, restaurants, retail, and financial institution uses.
- The site is within a ¼-mile walk of the proposed route of the SouthPark Loop Trail.
- The site is served by the number 20 CATS local bus providing service to the Charlotte Transit Center and to SouthPark Mall.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods

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 Campus 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)