

Petition 2025-069 by Northwood Ravin

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 Community 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 petition is a site plan amendment (SPA) requesting to reduce the minimum square footage of a retail building to 12,000 square feet.
- The subject portion of the site has not yet been redeveloped.
- The TOD-MO (Transit Oriented Development-Mixed-Use, optional) and TOD-RO (Transit Oriented Development-residential, optional) zoning districts from the Legacy Zoning Ordinance do not require a minimum square footage for retail buildings.
- The Community Activity Center (CAC) Place Type encourages retail uses like those included in the development.
- The site is located in a quickly developing area within walking distance of a variety of office, retail, residential, institutional, and recreational uses.
- The site is served by the LYNX Blue Line and is one block from Scaleybark station, two CATS bus routes including the number 12 providing service between the Charlotte Transit Center and Pineville and number 30 providing service between Scaleybark LYNX Blue Line Station and Park Road. The area is also connected through a comprehensive sidewalk network as well as the Rail Trail.
- Overall, the site plan amendment does not alter the previously approved design standards.
- 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 Community 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)