

Petition 2023-082 by Metrolina Storage, LLC

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) recommendation for the Manufacturing & Logistics Place Type.

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 currently zoned for general industrial uses and surrounded by other properties zoned for and developed as manufacturing and logistics uses.
- The site is within an area designated by the 2040 Policy Map for the Manufacturing and Logistics Place Type.
- The site is located along an existing major throughfare.
- The site has access to I-77 within one mile and I-85 within 3 miles along existing major throughfares.
- The site is located along the route of the CATS number 7 local bus providing service to the Charlotte Transportation Center and the Rosa Parks Community Transportation Center.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 8: Diverse & Resilient Economic Opportunity

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) recommendation for 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)