

Petition 2025-066 by Dreamkey Partners

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 Neighborhood 2 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 appropriate and compatible with the surrounding land uses as the site and neighboring properties are designated as a Neighborhood 2 Place Type by the *2040 Policy Map*.
- The site is currently entitled for 80 multi-family stacked residential dwellings under the UR-2(CD) (Urban Residential-2, conditional) zoning, petition 2013-031.
- The site is adjacent to a multi-family stacked and multi-family attached projects located to the northeast and southeast of the site along Samuel Street.
- There are a mix of uses in the area including parks and open space, multi-family stacked and attached developments, single-family residential, religious institutions, medical office, retail, and restaurants.
- The site is located within a ¼-mile of a designated activity center on Statesville Avenue containing retail and restaurant uses.
- The site is located along the route of the CATS number 3 and 21 local buses providing transit access to the LYNX Blue Line 36th Street Station and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

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 Neighborhood 2 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)