

Petition 2024-075 by Arbo, 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)* calls for 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 proposed rezoning encourages moderate-to high-density mixed-use developments consistent with the Community Activity Center Place Type..
- The CAC-1 zoning district would enable the site to support a mix of uses that are compatible with the surrounding area, which includes residential and office developments. The area is transitioning toward a blend of uses, particularly along the Pineville-Matthews Road corridor. This corridor is increasingly characterized by retail establishments, medical offices, and businesses.
- The proposed rezoning includes limitations on building height and floor area, ensuring that new development will maintain an appropriate scale and character in relation to neighboring properties.
- CATS will require an upgrade of an existing bus stop to an ADA-compliant bus standard detail 60.01A along Pineville-Matthews Rd. The final location will be coordinated with the developer during the Land Development process.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 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)* calls 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)