

Petition 2025-122 by Union Church

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Manufacturing and Logistics Place Type.

However, 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:

- While the petition is inconsistent with the recommended *2040 Policy Map* Place Type of Manufacturing & Logistics, the site and surrounding properties are developed as office and campus uses. The proposed OFC (Office Flex Campus) zoning district is compatible with many of the existing uses in the business park.
- In accordance with the Unified Development Ordinance (UDO), the conventional Business Park (BP) zoning district was translated to the Office Flex Campus (OFC) district. However, this property is currently zoned BP(CD), a conditional district, and therefore did not automatically translate under the UDO.
- The OFC zoning district permits a variety of uses that are in line with keeping the character of the area, which is primarily developed with office, medical clinics and supportive uses.
- The petition proposes changing the site to the Campus Place Type, which is generally considered a more appropriate transition to adjacent Neighborhood Place Types than Manufacturing & Logistics which is often incompatible with residential uses. Additionally, policy encourages reducing the condition of Manufacturing & Logistics uses adjacent to residential sites.
- The site is in the adopted UNC Charlotte micro transit zone.
- The site is served by CATS bus route 29.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods may be facilitated by allowing for a potential concentration of goods and services within a 10-minute walkshed of the proposed site.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Manufacturing and Logistics Place Type to the Campus Place Type for the site.

To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Manufacturing and Logistics Place Type.

Therefore, 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)