

Petition 2024-014 by KB Holdings 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) 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 site is well-connected to public transit, with two CATS bus routes nearby, providing convenient access to other parts of the city without needing a car.
- The site is within walking distance (about ¼ mile) of a Mecklenburg County park (Southwest District Park), (½ mile) of a CMS K-8 school, and walking distance (1.5 miles) to the Irwin Creek Greenway, which offers easy access to recreational spaces and educational facilities, which supports walkability and a more active lifestyle.
- Rezoning to a denser district with more residential options makes sense in areas with good access to transit and nearby services, as it provides housing options for people who rely on those connections.
- The rezoning complements the character of the neighborhood, which already includes a mix of residential and small-scale commercial uses, creating a seamless transition between the surrounding properties.
- The proposed zoning district aligns with the surrounding residential and small-scale commercial uses, maintaining neighborhood character.
- The proposed zoning enables productive use of a currently vacant site, fostering neighborhood activity.
- The proposed zoning supports existing urban-to-suburban transitions in the area and complements ongoing pedestrian and bike improvements along West Boulevard.
- 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)