

Petition 2024-038 by Cambridge Properties, Inc.

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 Commercial 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 consistent with the recommended *2040 Policy Map* Place Type of Commercial. The CG zoning district permits a variety of uses that are in keeping with the character of the area, which is generally auto-oriented but also provides standards that are accommodating of other travel modes.
- The site is walkable to nearby neighborhoods as well as directly adjacent to daily needs. The site could increase the amenities, goods, and services offered at the existing shopping center.
- The Commercial Place Type calls for standalone nonresidential uses located along high-volume arterial streets.
- The site is located at the intersection of a road designated by the Charlotte Streets Map as a Collector Street, and a 6+ Lane Parkway which is considered an arterial street and is intended to serve high volumes of traffic at relatively high speeds while limiting direct access to adjacent land uses.
- The site is adjacent to the future Davis Lake Parkway Urban trail that is proposed to feed into the existing Mallard Creek Greenway.
- The site is located along the route of the CATS number 21 local bus providing transit access to the Charlotte 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)* recommends the Innovation Mixed Use (IMU) 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)