

Petition 2021-243 by KEH Properties 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 1 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 Charlotte Future 2040 Comprehensive Plan Goals #1: 10-Minute Neighborhood, #5: Safe & Equitable Mobility, #6: Healthy, Safe & Active Communities, and #9: Retain Our Identity & Charm.
- The petition attempts to balance the provision of service retail with protection of residential areas.
- The petition's proposed expansion satisfies the goal of Retaining Identity & Charm by taking a preservation-oriented approach and retaining the existing building on the site.
- The petition is compatible with adjacent uses considering the existing building and character will be retained.
- The N1 Place Type allows for continued and adaptive reuse of existing non-residential buildings for retail uses.

To Deny:

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

- The *Charlotte Future 2040 Policy Map (2022)* recommends the Neighborhood 1 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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: