

## Petition 2022-010 by MAGLC, LLC

### 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 policy map recommends Regional Activity Center.

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:

- The rezoning site is currently vacant and bound by the south side of I-485, the east side of Northlake Centre Parkway, and just west of I-77. Developing and vacant parcels surround the rezoning boundary. These neighboring existing and planned uses make the site an appropriate location for an auto-centric commercial business, as it is fairly removed from pedestrian-oriented environments that would otherwise be incompatible with the proposed development.
- The Commercial Place Type accommodates retail, services, hospitality, and dining in areas that are readily accessible by car such as near interstates. Comparatively, the existing place type recommendation for Regional Activity Center is intended for high-density mixed-use areas that encourage pedestrian-oriented and transit-friendly development patterns. The Commercial Place Type better aligns with the petition's proposal, but also the area generally given that it is situated between major transportation corridors.
- The majority of the site is currently zoned business park, which allows for a number of industrial and potentially noxious uses. The rezoning to B-2(CD) limits the proposed development to auto sales, repairs, and rentals at a total of 78,000 square feet of developable gross floor area.
- The petition commits to convey a perpetual greenway and storm water easement to Mecklenburg County Parks and Recreation on the western portion of the rezoning site.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022), from Regional Activity Center to Commercial 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 policy map recommends Regional Activity Center.

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)

**Motion:**

**Approve or Deny**

**Maker:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**