

## Petition 2022-006 by DHIC, LLC

### To Approve:

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

- The *2040 Policy Map* recommends the Regional Activity Center 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 *2040 Policy Map* recommends the Regional Activity Center Place Type for this site, which is primarily envisioned as large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.
- While this petition alone does not provide the mix of uses typically envisioned within the Regional Activity Center place type, when looked at holistically with the surrounding existing and planned development, it helps support some of the Comprehensive Plan goals and vision.
- This petition, within its context, could help to support the Comprehensive Plan goal of 10- Minute Neighborhoods – that all Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040.
- This proposed UR-2 zoning is consistent and compatible with several of the adjacent parcels current zoning.
- The petition is consistent with the Regional Activity Center recommendation for building type and form.
- The surrounding sites and context provide a mix of residential and nonresidential uses and provide several amenities to the future residents.
- The petition commits to enhancing the pedestrian environment within the site, through site design elements which include 8-foot sidewalk and 8-foot planting strips on the internal public and private network streets.
- This petition will provide increased housing opportunities within the Northlake area.
- The petition could facilitate Goal 1: 10 Minute Neighborhoods, Goal 5: Safe & Equitable Mobility, and Goal 6: Healthy, Safe & Active Communities of the *2040 Comprehensive Plan*.

### To Deny:

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

- The *2040 Policy Map* recommends the Regional Activity Center 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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: