

Petition 2022-102 by Petit Philippe

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 *2040 Policy Map* (2022) recommends the Community Activity Center Place Type.

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:

- This petition is an appropriate and compatible with the Community Activity Center Place Type and the adjacent residential neighborhoods due to the small size of the site, limiting its potential for noncompatible development, and the number of uses permitted in the B-1 district that align with the recommended Place Type.
- The petition helps to serve the surrounding community by providing neighborhood scale commercial space with access to goods and services, dining, entertainment, and residential within easy walking distance.
- The site's size provides constraints that could limit the development intensity on the site which would further limit uses that may be permitted on the site.
- The site is served by the CATS number 19 local bus providing frequent transit access to Uptown, the SouthPark Community Transit Center, and the Carolina Place Mall Park and Ride, 7 days a week.
- Immediately adjacent to the site are several parcels zoned B-1, and this rezoning will align the zoning of this site with many of its neighbors.

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

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: