

Petition 2022-192 by Ascent Real Estate Capital, 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 *2040 Policy Map* (2022) recommendation for the Commercial 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 appropriate and compatible for the location as it increases the variety of housing types in the area while creating opportunities for neighborhood scale commercial services that could help support the residents of the proposed development and the adjacent Lockwood neighborhood.
- Several parcels near the site and along the North Tryon Street corridor have recently been rezoned or are in the process of requesting a rezoning to the MUDD(CD) and MUDD-O districts. This represents an ongoing shift in this area to a more urban and mixed-use development pattern.
- The petition commits to providing a minimum of 3,000 square feet and a maximum of 8,000 square feet of retail, restaurant, or personal care uses.
- The proposal includes architectural design standards related to building materials, direct pedestrian connections, façade and roof articulations, blank wall limitations, ground floor transparency requirements, height transitions from surrounding residential uses, and limits the maximum building height to 80 feet.
- The site is served by the number 11 and 21 CATS local buses providing service between the Charlotte Transit Center and Ikea Boulevard/University Point Boulevard and Sugar Creek Road/WT Harris Boulevard, respectively. The site is also located within a $\frac{3}{4}$ mile walk of the Parkwood Lynx Blue Line Station.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

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) recommendation for the Manufacturing & Logistics 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: