

Petition 2023-069 by Ravin Partners

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 proposed N1-B is consistent with the *2040 Policy Map* recommendation for Neighborhood 1, but the proposed N2-B and CG are inconsistent with the recommendation for Neighborhood 1.

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:

- A request for Neighborhood 2 and Commercial uses is consistent with the existing character to the north and west of the site.
- The portion of the site fronting East Independence Boulevard is currently zoned N2-B.
- The northeastern portion of the site is expected to remain Neighborhood 1 and offers an appropriate transition to adjacent single family uses.
- The proposal commits to connections to the Mecklenburg County Irvins Creek Greenway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place types as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood 2 and 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 proposed N1-B is consistent with the *2040 Policy Map* recommendation for Neighborhood 1, but the proposed N2-B and CG are inconsistent with the recommendation for Neighborhood 1.

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)