

Petition 2024-005 by Portman Residential, LLC

To Approve:

This petition is found to be **consistent** 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) calls for Innovation Mixed-Use.

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:

- This zoning helps to contribute to Charlotte's economic viability by providing mixed-use urban places that include light manufacturing, office, residential, and retail.
- The buildings surrounding the sites include office development, light manufacturing, and multi-family residential which aligns with the IMU zoning.
- This area and the requested zoning are characterized by adaptively reused buildings and low to mid-rise single-use structures that are transitioning to vertically integrated uses in a pedestrian-oriented environment.
- This zoning encourages active and passive community gathering spaces.
- The site could encourage adaptive reuse of light industrial or underutilized buildings, embracing unique history and form.
- The need for environmental justice within this area is a high priority according to the EGF Reports. The proposal to change from Manufacturing & Logistics uses, which are typically more environmentally hazardous, to Innovation Mixed Use, which limits noxious uses, could help to support the need for environmental justice in this area.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 8: Diverse & Resilient Economic Opportunity
 - 9: Retain Our Identity & Charm

To Deny:

This petition is found to be **consistent** 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) calls for Innovation Mixed-Use.

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)