

Petition 2026-001 by MPV Properties & Mission Properties

To Deny:

The petition is **inconsistent** with the goals and policies of the *West Outer Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition does not directly facilitate priority goals of the area plan; and
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type and does not meet Minor Map Amendment Criteria for a change to the Neighborhood 2 Place Type.

Therefore, we do not find this petition to be reasonable or in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The proposed plan is inconsistent with the goals and Policies of the recently adopted *West Outer Community Area Plan* and is not in alignment with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type.
- The site is abutting the Manufacturing & Logistics Place Type to the south and southeast including ongoing industrial development of up to 1,275,931 square feet Manufacturing & Logistics approved under rezoning petition 2025-006. The site is also abutting the ML-1 (Manufacturing & Logistics-1) district to the west developed as self-storage.
- An active freight rail right-of-way makes up a quarter of the site area along its southern boundary. The freight rail traffic may be incompatible and impactful to the proposed multi-family residential development. Increased mitigation measures for noise and air pollution should be included in the plan.
- If approved, the rezoning would revise the *2040 Policy Map* Place Type recommendation to the Neighborhood 2 Place Type. The abutting Manufacturing & Logistics Place Type to the south, southeast, and west are not preferred adjacencies for the Neighborhood 2 Place Type.
- While the site is within a ¼-mile of a designated Neighborhood Center Place Type, Mount Holly Road is lacking pedestrian and bicycle infrastructure to access the Center and the only development in the Neighborhood Center is a gas station and drive-through restaurant.
- The site is located on Mount Holly Road, designated as an arterial street with transit access. However, the lack of pedestrian infrastructure makes access to transit inconvenient and potentially dangerous.
- However, the site is located in a Housing Gap, as identified by the *2040 Comprehensive Plan*, and situated between a growing activity center containing multi-family and commercial development at Mount Holly Road and Interstate I-485 and a commercial node serving daily needs at Mount Holly Road and Mount Holly-Huntersville Road.
- The petitioner should consider amending the rezoning to a less intense zoning district and design the site for multi-family attached townhome development to decrease the number of units and lower the intensity of development.
- The petition would not facilitate any *2040 Comprehensive Plan* Goals.

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Manufacturing & Logistics Place Type to the Neighborhood 2 Place Type for the site.

To Approve:

The petition is **inconsistent** with the goals and policies of the *West Outer Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition does not directly facilitate priority goals of the area plan; and
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type and does not meet Minor Map Amendment Criteria for a change to the Neighborhood 2 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:

- (To be explained by the Zoning Committee)