

Petition 2026-013 by Avatar Holdings LLC

To Approve:

This petition is found to be **consistent** with the goals and policies of the *Southwest Outer Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan:
 - 1: 10 Minute Neighborhoods may be facilitated by increasing the presence of goods and service options in the form of 7,000 square feet of gross floor area of retail and/or restaurant uses within ½ mile of a single family neighborhood and apartment community.
- The petition is in alignment with the *2040 Policy Map* recommendation for the Community Activity Center Place Type.

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:

- The petition would allow for development of a vacant parcel in a Community Activity Center Place Type with 7,000 square feet of retail and/or restaurant uses.
- The proposed new building is designed in an urban form to present a frontage and patio to Style Lane with parking located to the rear of the building.
- The proposed retail and restaurant uses are supportive of this Community Activity Center, which includes the Charlotte Premium Outlets, surrounded by Neighborhood 2 and Neighborhood 1 Place Types. An established sidewalk network connects this site to complementary uses.

To Deny:

This petition is found to be **consistent** with the goals and policies of the *Southwest Outer Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan:
 - 1: 10 Minute Neighborhoods may be facilitated by increasing the presence of goods and service options in the form of 7,000 square feet of gross floor area of retail and/or restaurant uses within ½ mile of a single family neighborhood and apartment community.
- The petition is in alignment with the *2040 Policy Map* recommendation for the Community Activity Center Place 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)