

Petition 2025-098 by High Street District Development, Inc.

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* recommends 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 is consistent with the *2040 Policy Map* recommendation for the Community Activity Center (CAC) Place Type. The CAC Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential in a walkable and transit-friendly environment.
- In an activity center characterized by segregated uses, the petition would combine multi-family stacked dwellings with 4,500 square feet of non-residential uses on one parcel.
- The petition would replace an automobile-centric office building and parking lot with multi-family stacked dwellings and non-residential uses in buildings fronting public streets.
- The site is served by CATS Bus Route 51, providing transit access between Carolina Place Mall, Arboretum Shopping Center, and the Matthews-Independence Park and Ride.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

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* recommends 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)