

Petition 2022-126 by Tribute Companies, Inc.

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 *2040 Policy Map* recommends the Neighborhood 1 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:

- The petition proposes single family attached (townhome) units at approximately 6 units per acre, which is an appropriate transition from the lower density residential uses in the south to the 380 multi-family residential development approved directly to the north.
- The site is located in an area with recent development activity of similar type and density.
- The petition adds to the variety of housing options in the area.
- Neighborhood 2 places include larger scale residential uses and typically include shared community amenities, such as open spaces and recreational facilities.
- The petition commits to dedication of land to Mecklenburg County Park and Recreation for a public park.
- The petition commits to an internal network of public streets, roads stubbed for future potential connections, and pedestrian amenities & enhancements.
- 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
 - 9: Retain Our Identity & Charm

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Neighborhood 1 to Neighborhood 2 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 *2040 Policy Map* recommends the Neighborhood 1 place type.

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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: