

Petition 2023-169 by Tim Derylak – D.R. Horton

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 Neighborhood 2 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 request proposes 124 single family attached units, which will expand housing options in this area.
- The petition commits to eight-foot planting strips and eight-foot sidewalks.
- Provides a 25-foot Class B landscape yard along property lines abutting parcels with existing N1 place type and N1-A zoning.
- The petition commits to pedestrian and multi-modal improvements help to achieve this goal.
- Dedicates acreage to Mecklenburg County for park purposes.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

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 Neighborhood 2 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)