

Petition 2025-016 by Kingdom Development Partners, LLC

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* (2022) 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:

- The site is designated as the Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of N2-A(CD) (Neighborhood 2-A, conditional) is inconsistent with the *Policy Map* recommendation.
- The *2040 Comprehensive Plan* states that single-family detached homes on individual lots are the primary use in the Neighborhood 1 Place Type. When multi-family buildings are proposed, they should be on individual lots sited along 4+ lane Arterial Streets near high frequency transit lines, and within a ½-mile walk of a Centers Place Type.
- The proposed development gains access from Paw Creek Road and Toddville Road, via Urbana Drive. Paw Creek Road and Toddville Road are designated by the Charlotte Streets Map as a 2+ Lane Avenue and considered an Arterial Street by the UDO.
- Paw Creek Road and Urbana Drive lack sidewalks, the site is not accessible by transit and is not near any Activity Centers as designated by the *2040 Policy Map*.
- However, the proposed development would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan*.
- The site is abutting a Parks and Preserves Place Type which the *Comprehensive Plan* recommends as a preferred adjacency for the Neighborhood 2 Place Type.
- The Petition proposes to dedicate a greenway easement to Mecklenburg County Park and Recreation for the future Paw Creek Greenway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood diversity & Inclusion

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

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* (2022) 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:

- (To be explained by the Zoning Committee)