Petition 2022-114 by Rohit Patel

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 at this site.

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:

- This petition will add to the variety of housing options in the area located near a developing employment center via Kings Grant, and close proximity to goods and services in the Concord Mills area.
- The petition proposes a 12-foot multi-use path along Ridge Road.
- The petition proposes a minimum of 400-sq ft of open space per unit.
- The petition commits to dedicated right-of-way for future stub connections.
- The petition plans for a 26-foot Class C buffer to protect the adjacent single family residential uses and a 50-foot post construction buffer.
- The petition proposes a school bus shelter near the Ridge Road entrance.
- 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

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

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 at this site.

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)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: