

Petition 2024-131 by Pulte Homes

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 Neighborhood 1 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 proposes a mix of single-family detached units and triplex units, which are building forms consistent with the N1 place type.
- The proposed triplex units will provide another housing option in area of mostly single-family detached dwellings.
- The petition commits to several transportation improvements, including the extension of Performance Road, which will ultimately connect to Whitewater Center Parkway. The majority of the dwelling units are accessed from public streets, with stubs provided for future extension to the northeast and southwest.
- The petition proposes to contribute \$40,000 to Mecklenburg County Park & Recreation for future parks in the vicinity of the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

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 Neighborhood 1 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)