

Petition 2023-076 by Discovery Development, Inc.

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:

- This petition is appropriate and compatible as the site is within an area designated by the 2040 Policy Map for the Neighborhood 2 Place Type.
- The site abuts a multi-family residential development and is located in close proximity to an existing office/distributive/warehouse business park.
- The site is directly across the street from acreage approved to allow up to 420 residential units and up to 45,200 square feet of non-residential uses via approved rezoning petition 2022-070.
- The parcel has frontage along Old Statesville Road, a state-maintained major arterial.
- The 2040 Policy Map recommends the Community Activity Center Place Type for acreage directly across Old Statesville Road.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments

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)