

## Petition 2024-077 by The Drox Group, LLC

### 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* recommends 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:

- The site is adjacent to Community Activity Center, Neighborhood 2, and Parks & Preserves place types, preferred adjacencies for considering a change to the *2040 Policy Map* to Neighborhood 2 place type.
- The site is less than ¼ mile from retail, services, an office park, and bus stops for CATS Route 56 along Arrowood Road.
- The site is adjacent to a Catawba Lands Conservancy nature preserve and across Sandy Porter Road from a future Mecklenburg County park.
- The proposed multi-family attached dwellings would provide an additional housing option in an area identified by the Equitable Growth Framework as being in a housing gap.
- The petitioner has worked with city staff to preserve a green area where adjacent to established single-family dwellings, identify the amenity area and proposed features, and to increase the setback of units facing Sandy Porter Road.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from Neighborhood 1 place type to Neighborhood 2 place type for the site.

### 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* recommends 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:

- (To be explained by the Zoning Committee)