

Petition 2025-025 by Angelo Tillman

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 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 would allow for a modest increase in density on the site while remaining consistent with the Neighborhood 1 Place Type.
- The proposed N1-C(CD) zoning would allow 6,000 square foot lots as opposed to 10,000 square foot lots under the current N1-A zoning while maintaining the intent of the Neighborhood 1 Place Type. Given the substantial area of the site dedicated to tree save, open space, and future greenway, the overall density proposed is compatible with the surrounding residential development.
- The petition exceeds ordinance requirements in its commitment to provide a 10' Class C landscape yard with an opaque fence along the northern and southern property boundaries where adjacent to single family detached dwellings.
- The petition commits to dedication of a minimum of 100' along Polk Ditch to Mecklenburg County for a future greenway as well as a 60' access easement to connect to proposed Loughlin Lane extension.
- 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 the 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)