

## Petition 2025-060 by Mecklenburg County

### 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* (2022) 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:

- The site is designated as the Neighborhood 2 (N-2) Place Type by the *2040 Policy Map*. The N-2 Place Type supports public open spaces such as parks as community amenities to enhance the neighborhood.
- The site is primarily surrounded by residential developments including multi-family and single-family dwellings. The proposed park would be a conveniently located amenity for area residents that includes a variety of recreational facilities to promote healthy and active lifestyles.
- Two public benefits are proposed as part of this Exception (EX) request under the categories of sustainability and public amenity including: preservation of open space that will exceed UDO requirements and the development of an inclusive playground and passive amenities such as walking trails and a multi-use lawn.
- The site is served by the number 3 and 9 CATS local bus providing service between the Albemarle Park and Ride, the 36<sup>th</sup> Street LYNX Blue Line station, the Eastland Community Transportation Center, and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 6: Healthy, Safe, and Active Communities
  - 7: Integrated Natural and Built Environments.

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Neighborhood 2 Place Type to the Parks and Preserves Place Type for the site.

### 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* (2022) 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)