

## Petition 2025-028 by Canvas Residential Partners, 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* (2022) recommends the 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 proposed development would fill a need for housing in an area that has been identified by the *2040 Comprehensive Plan* as lacking opportunities for access to housing. The petition seeks to address the housing need with an allowance for up to 65 residential units.
- The site is adjacent to the Neighborhood 2 Place Type area that are developed as multi-family housing along Mt. Holly-Huntersville Road to Oakdale Road. They share a similar development pattern and street connectivity.
- The proposed plan limits the number of units per building to four which is compatible with building forms allowed in the Neighborhood 1 Place Type. This provides an opportunity for a gentle increase in density.
- The proposed plan would continue the trend in moderate-intensity residential development along the Mt. Holly-Huntersville Corridor. Additionally, this site, combined with the adjacent Neighborhood-2 Place Types, meets the minimum area requirements for establishing a new Neighborhood-2 Place Type.
- The petition provides a transition from the Interstate to low density residential neighborhoods on the north side of Mt. Holly-Huntersville Rd.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the 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* (2022) recommends the 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)