

## Petition 2024-102 by Drakeford Communities

### 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 proposed multi-family attached dwellings would provide an additional housing option in an area identified by the *2040 Comprehensive Plan* as being in a housing gap.
- The site is less than 2/3 mile from a neighborhood center with retail and services. The Beatties Ford Road/Sunset Road Pedestrian Improvements project will provide sidewalk connectivity between the site and neighborhood center.
- The petition would allow development of a site that is heavily encumbered by a natural gas easement, while improving street connectivity.
- The petition commits to ~~providing a 10' sidewalk along one side of the north/south public street and~~ coordinating with Mecklenburg County to dedicate an easement for access to future McIntyre Creek Tributary Greenway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 4: Trail & Transit Oriented Development

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.

### 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)