

## Petition 2023-002 by Jay Cox

### 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 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:

- While inconsistent with Neighborhood 1 place type the proposed triplex and quadruplex dwellings can be compatible and appropriate as an infill development transitioning from the adjacent single family homes.
- The site is an infill, remnant parcel along McKee Rd.
- The proposed attached dwelling units provide additional housing types and options to the area.
- The proposal extends Marville Ct. a local public street within the adjacent neighborhood.
- The site is within 1/3 of a mile walk from a community activity center at the intersection of Weddington and McKee Roads
- 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*, 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 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)

**Motion:**  
**Approve or Deny**  
**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**