

## Petition 2022-070 by Carter Acquisitions, LLC

### 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 Community Activity Center Place Type for this site.

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's proposed mix of uses including multi-family, retail, commercial, and office uses is consistent with what is envisioned for the Community Activity Center place type.
- The petition proposes streetscape and right-of-way improvements including a 12-foot multiuse path and 8-foot planting strip along Old Statesville Road.
- The petition also proposed new public street connections throughout the site that will also include 8-foot sidewalks and 8-foot planting strips.
- The petitioner commits to providing Mecklenburg County Parks and Recreation a 35-foot-wide easement for the construction and maintenance of a County Greenway.
- The petitioner commits to a 15,000 square foot amenity area on the site which may include but shall not be limited to the following uses: community clubhouse, community pool, a pocket park, hardscape patio areas, grills, fire pit, benches, and/or picnic tables.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments

### 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 Community Activity Center Place Type for this site.

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)

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

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