

Petition 2025-092 by Toll Brothers

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 majority of the site is designated as the Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of N2-A(CD) (Neighborhood 2-A, conditional) is inconsistent with the Policy Map recommendation.
- However, the site is currently zoned MX-3 (Mixed-Use, conditional), per petition 2007-080, and is a portion of a larger site primarily designated as the Community Activity Center Place Type by the *2040 Policy Map* that contains multi-family attached development. This proposal is compatible with the previous MX-3 entitlements.
- The site is located near the intersection of Old Statesville Road and Pete Brown Road and generally in an area with a mix of industrial, commercial, multi-family, and single family uses.
- The petition commits to dedicating a greenway easement to Mecklenburg County Park and Recreation.
- The site is located along the proposed LYNX Red Line commuter rail and is within $\frac{3}{4}$ -mile of the proposed Harris Station.
- The site is located along the route of the CATS number 21 local bus route providing transit access to the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 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*, 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)