

Petition 2022-052 by Carolina Properties, 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 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:

- There is a mix of single family detached, institutional and multi-family uses in the area.
- The petition increases the housing types and options in the area.
- The development provides a transition from the institutional use to the west to the single family homes to the east.
- The site is located on Tuckaseegee Rd. a minor thoroughfare, which is an appropriate street type for attached residential development.
- The plan limits the maximum number of units per building to 4, maximum height of 40 ft. so that building scale will be similar to what is allowed in single family residential zoning.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Mintue Neighborhood
 - 2: Neighborhood Diversity
 - 5: Safe & Equitable Mobility

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 recommended 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:

2ND:

Vote:

Dissenting:

Recused: