

Petition 2022-089 by Taylor Morrison

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 for this site.

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 plan would add to the variety of housing options in the area.
- The proposed building forms of single family, duplexes and triplexes are consistent with the Neighborhood 1 Place Type.
- The petition proposes streetscape improvements of an 8-foot planting strip and 12-foot multi-use path on Mount Holly-Huntersville Road.
- The proposed plan includes a 50-foot Class C landscape buffer around the whole site, except along the north parcels where it's reduced with a screening fence.
- The proposed site plan includes an amenity corridor totaling about 1.6 acres to include a minimum of three of the following elements: covered pavilion/shelter, benches, picnic tables, leasing office, maintenance buildings, fitness facility/yoga room, gathering room, pool, butterfly garden, and/or dog park.
- The proposed plan includes additional amenities including a pedestrian trail and a dog park.
- The site plan includes proposed future street connections with stubs on the north, east and west sides of the site.
- 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

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 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:

2ND:

Vote:

Dissenting:

Recused: