

Petition 2023-022 by Charter Properties, Inc.

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* 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:

- The petition would diversify housing options in the N Tryon Street corridor and is adjacent to recently approved multifamily residential to the west.
- The site is a long, narrow parcel encumbered with utility right of way and stream buffers that would make development of a Neighborhood 1 place type challenging.
- The petition would improve pedestrian and bicycle mobility along both Morehead Road and N Tryon Street by implementing an 8' planting strip and 12' multi-use path along both street frontages.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 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 (2022)* 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 *2040 Policy 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: