

Petition 2025-107 by Morris Holdings, 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 *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:

- While the site is designated as a Neighborhood 1 Place Type by the *2040 Policy Map*, this petition is consistent with the growing Neighborhood 2 development along Mallard Creek Road and would be well served by the Neighborhood Center to the southwest along Derita Avenue and the commercial node to the northeast along W. T. Harris Boulevard, containing goods and services for residents.
- The petition establishes a vehicular and pedestrian connection to Hyrule Drive to support local connectivity and access.
- The petition meets preferred variables for changing to a Neighborhood 2 Place Type given its adjacency to the Neighborhood 1 and 2 Place Types, its location within ½ mile of major transportation corridor, its acreage, and its frontage along an arterial street.
- The petition proposes to add to the number of housing units in the area, potentially increasing the variety of housing options available.
- The site is served by public transit via CATS Route 22, which provides local bus service between the JW Clay Park and Ride at the LYNX Blue Line and the Charlotte Transportation Center (CTC).
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 2: Neighborhood Diversity & Inclusion.

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.

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)