

## Petition 2024-137 by Wilkes Asset Management

### 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 proposed development would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan*.
- The site is a thoughtful transition between the existing single family neighborhood across Johnston Oehler Road to Mallard Creek Park and Parkside Elementary School. Johnston Oehler Road is an appropriate buffer separating the single-family neighborhood from the site.
- The site is adjacent to Mallard Creek Park, its Recreation Center, and schools with existing sidewalk, planting strip, and bike infrastructure accessible to future residents.
- The site is within a ½ mile of a future Mecklenburg County greenway.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)* 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)