

Petition 2024-141 by NVR, Inc.

To Approve:

This petition is found to be **consistent** 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 2 Place Type.

Therefore, 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 is appropriate and compatible with the surrounding land uses as the site is designated a Neighborhood 2 Place Type by the *2040 Policy Map* and is adjacent to several multi-family projects to the north and south of the site.
- The site is adjacent to Neighborhood Center, Community Activity Center, and Campus Place Types allowing for potential access to goods and services.
- Petitioner proposes to convey a minimum 5.3-acre portion of the site as a proposed public park to Mecklenburg County for a future public park.
- The site is located within a ½ mile of the JW Clay Boulevard Station on the LYNX Blue Line.
- The site is adjacent to the Mallard Creek and Barton Creek greenways with 2 public access trails provided by the petitioner.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 7: Integrated Natural & Built Environments.

To Deny:

This petition is found to be **consistent** 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 2 Place Type.

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)