

Petition 2022-139 by Canvas Residential, LLC

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) recommendation for the Campus Place Type.

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:

- This petition is appropriate and compatible with the Campus Place Type as it increases the variety of housing types in the area. While not a primary use in the Campus Place Type, the 2040 Comprehensive Plan includes, residential as a supportive use in the Campus Place Type.
- The site is located within a 10-minute walk of employment opportunities, an elementary school, daycare, grocery store, medical, institutional, a variety of retail uses, and the Mallard Creek Greenway.
- The proposal includes architectural design standards related to building materials, roof pitches, predominant entrances, direct sidewalk connections, blank wall limitations, garage door enhancements, and limits the maximum building height to 55 feet.
- The petitioner commits to working with and provide an access easement to property north of the site to ultimately provide pedestrian access to the Mallard Creek Greenway if requested by Mecklenburg County Park and Recreation during the land development permitting process
- The site is within a 10-minute walk of the CATS Mallard Creek Park and Ride served by the number 50 and 54, local buses providing transit access to Concord Mills, University City, and the Wells Fargo Campus. The site is within a 15-minute walk of access to the number 22 local bus providing service to Uptown and the JW Clay Park and Ride, adjacent to UNC Charlotte with transfers to the Lynx Blue Line.
- 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

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) recommendation for the Campus 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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: