

Petition 2023-164 by Eden Acquisitions, 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* recommends Neighborhood 1 and Community Activity Center place types for the 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:

- The site is partially within a Community Activity Center place type and is within a ½ mile from the core of the activity center at the intersection of S Tryon Street and Steele Creek Road.
- The proposed multi-family attached dwellings would provide an appropriate transition from the single-family dwellings in the Neighborhood 1 place type to the south and the more intense non-residential uses in the Community Activity Center place type to the northeast of the site.
- The petition commits to enhanced screening above ordinance requirements with a 20' Type B landscape yard with fence along the southern property boundary where adjacent to single-family dwellings.
- The petition includes a new public street off S Tryon Street that would provide access to a future Mecklenburg County park adjacent to the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)* from Neighborhood 1 and Community Activity Center place types 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 and Community Activity Center place types for the 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)