

Petition 2022-123 by Mungo Homes

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 and Commercial Place Types 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:

- This petition increases the variety of housing in the area along Old Statesville Road.
- The petition helps to conform this site to the surrounding residential land uses, and acts as a better transition from the more intense commercial and industrial land uses and building form along Old Statesville Road and Gibbon Road.
- The petition reserves space for the Mecklenburg County easement for future Seam Trail.
- This petition will contribute a 12-foot multi-use path and 8-foot planting strip along Gibbon Road, as well as 8-foot planting strip and 6-foot sidewalk on the internal private street network.
- This petition commits to enhanced building design features such as usable porches and/or stoops where possible.
- The petition calls for a 50-foot class C buffer between the site and adjacent single-family neighborhood.
- 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

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 and Commercial Place Types 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 and Commercial Place Types for this site.

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: