

## Petition 2025-049 by High Street District

### 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 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:

- Located in the northeastern portion of the county near the Cabarrus County line, this petition is situated among a range of multi-family and single family entitlements at varying stages of development with small pockets of commercial located to the east and west along North Tryon Street.
- The site is adjacent to Neighborhood 2 Place Type areas that are developed as multi-family housing. They share a similar development pattern and street connectivity to what is being proposed in this petition.
- The site provides a minimum of one acre for a public park.
- The site is located south of a major thoroughfare and provides a new public street network and connectivity to adjacent developments.
- The proposed site is adjacent to commercial place types potentially allowing for access to goods and services.
- The plan commits to a minimum of 50% of buildings containing 4 or fewer units, aligning with Neighborhood 1 building forms.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods.

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