

Petition 2021-270 by The Drakeford Company

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 (N1) Place Type.

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 petition is consistent with the Charlotte Future 2040 Comprehensive Plan Goals #1: 10-Minute Neighborhood, #5: Safe & Equitable Mobility, #6: Healthy, Safe & Active Communities, and #9: Retain Our Identity & Charm.
- The site is currently developed as a single family residence.
- The rezoning site directly abuts Place Types N1, Neighborhood Center, and Manufacturing and Logistics.
- This is an appropriate area of transition from N1 to Neighborhood Center.
- The proposal for residential development is in character with existing residential uses in the area.
- The proposed townhome community furthers the goal to strive for all neighborhoods to have a diversity of housing options.

The approval of this petition will revise the recommended place type specified by the *2040 Policy Map (2022)* from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type.

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 (N1) Place Type.

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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: