

Petition 2022-022 by Appaloosa Real Estate Partners

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 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 existing multi-family uses adjacent to the site.
- The petitions add to the variety of housing options in the area.
- The petition commits to extending the street network via Odell School Road and Rickenbacker Road.
- The petition commits to enhancing the pedestrian network by building an 8-foot planting strip and 8-foot sidewalk along Beard Road and the newly built Odell School Road and Rickenbacker Road.
- The petition commits to enhanced building design features such as usable porches and/or stoops when possible.
- The petition proposes a one-acre park, to be dedicated to Mecklenburg County, which supports the Comprehensive Plan's goal of "protecting and enhancing its tree canopy and natural areas with a variety of open space at different scales throughout the entire community".

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* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 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: