

Petition 2022-051 by JMJ Holly, 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.

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 could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
- This infill of this site with six quadplex buildings allows for a moderate increase in density to approximately 4.8 DUA over the currently entitled 3 DUA.
- Although the petition is inconsistent with the recommended Place Type and more closely represents Neighborhood 2 development, it proposes building forms supported in Neighborhood 1.
- The proposal includes a 6' buffer with a fence against the existing single family uses along the site's western boundary and a Class A buffer against the site's eastern boundary which is along an area zoned I-1.
- In conjunction with the Charlotte WALKS and BIKES Policies and the Vision Zero Action Plan the petition proposes a 12' shared multi-use path along Sam Neely Road.
- Redevelopment of this site, which although adjacent to a single family neighborhood to the south and west, would not transect an existing neighborhood.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood 2 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.

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: