

Petition 2022-034 by Roers Companies

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 Commercial and Neighborhood 1 Place Types.

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 and Old Statesville Road, as well as 8-foot planting strip and 8-foot sidewalk on the internal private street network.
- The petition commits to an open space with landscaping, seating areas and hardscape elements.
- 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 Commercial and Neighborhood 1 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 Commercial and Neighborhood 1 Place Types.

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: