

## Petition 2022-162 by DreamKey Partners, Inc

### To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The map recommends Neighborhood 2.

Therefore, 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 site is a vacant infill parcel on a major thoroughfare, Weddington Rd.
- The site is located approximately 1/2 mile from shopping and dining opportunities at the intersection of Weddington and McKee Roads.
- The site was previously rezoning from institutional for daycare use to R-12MF(CD) to allow multi-family development.
- The proposed zoning would increase the allowed number of units by 26 units, for a total of 96 units at a density of 13.3 units per acre.
- The petition limits the number of buildings to 1, with parking to the rear and buffers abutting single family use and zoning, similar to the previously approved zoning.
- The multifamily use provides a transition from the single family to the west and south to the institutional uses across Weddington Rd.
- The proposal would add additional housing types and options to the area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All
  - 5: Safe & Equitable Mobility
  - 7: Integrated Natural & Built Environments
  - 9: Retain Our Identity & Charm.

### To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The map recommends Neighborhood 2.

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:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**