

## Petition 2022-033 by TM BTR of the Carolinas, LLC

### To Approve:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* recommendation for the Neighborhood 2 Place Type but **inconsistent** with the Neighborhood 1 Place Type based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 and Neighborhood 2 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 contributes to the variety of housing options in the area.
- The petition is compatible with the surrounding residential and activity center uses in the area.
- The petition commits to constructing a 12-foot-wide multi-use path and an 8-foot-wide planting strip on Alexandriana Road.
- Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
- The petition commits to including an amenity area with a minimum of three of the following of the following elements: covered pavilion/shelter, benches, picnic tables, leasing office, maintenance building(s), fitness facility/yoga room, gathering room, pool, butterfly garden, and/or dog park.
- The petition commits to dedicating and conveying a greenway easement to Mecklenburg County to include a minimum of the 100-foot SWIM Buffer of Dixon Branch to Mecklenburg County for future greenway.
- 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
  - 7: Integrated Natural & Built Environments.

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

### To Deny:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* recommendation for the Neighborhood 2 Place Type but **inconsistent** with the Neighborhood 1 Place Type based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 and Neighborhood 2 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:

2<sup>ND</sup>:

#### Vote:

#### Dissenting:

#### Recused: