

Petition 2022-160 by Penler Development, 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 and Manufacturing & Logistics 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:

- (To be explained by the Zoning Committee)

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from Neighborhood 1 and Manufacturing & Logistics place type to 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* recommends Neighborhood 1 and Manufacturing & Logistics place types.

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:

- The proposed development is inconsistent with the Neighborhood 1 place type which applies to the majority of the site.
- The multifamily residential housing type is out of context with nearby residential development, which is characterized primarily by single family detached and some single family attached dwellings.
- While the site is within a ¼ mile of the commercial node surrounding the intersection of Mount Holly Road and Mount Holly-Huntersville Road, there are no sidewalks present or proposed that would allow safe pedestrian access to the nearby retail uses.
- The proposed project could provide additional housing options in the area.
- The petition commits to improving Mount Holly Road and Creston Circle in addition to dedicating land to Mecklenburg County for future greenway development.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: