

Petition 2022-187 by Vista Residential Partners

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 place type.

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 located in an area recommended for multi-family uses.
- There are other multi-family developments in the area.
- The site is less than ¼ mile walk from bus stops for Route 17.
- The site is adjacent to McAlpine Creek Park and greenway.
- The proposal dedicates a portion of the site adjacent to the park to Mecklenburg County and provides a connection to the park.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

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 place type.

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: