

## 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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: