

Petition 2022-048 Tribute Companies, Inc.

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* (2022) recommends the Neighborhood 1 place type for this location.

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:

- The petition proposes a development of an integrated residential community, school, and park/outdoor recreation area.
- The petition provides a defined number of units by unit types.
- The petition is increasing connectivity in the area with new public streets and extensions of existing streets.
- Petitioner commits to improving the existing Galloway Road stub to John Adams Road to a local collector street.
- Petitioner shall provide a minimum eight (8) foot wide planting strip and eight (8) foot wide sidewalk along the Site's frontages of all public streets.
- The Petitioner commits to providing a 16-acre publicly accessible park and/or recreation area, a minimum of nine (9) acres of this area shall be dedicated and conveyed to Mecklenburg County for a future neighborhood park.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 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 to Neighborhood 2 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* (2022) recommends the Neighborhood 1 place type for this location.

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: