

## Petition 2022-119 by Blackburn Communities, LLC

### 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 *2040 Policy Map* (2022) recommendation for the Community Activity Center Place Type.

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 is appropriate and compatible with the Community Activity Center Place Type as it increases the amount and variety of housing in an area within a 15-minute walk to elementary, middle, and high schools, multiple grocery stores and other retail opportunities.
- Approval of this petition would result in zoning that is better aligned to the Community Activity Center Place Type than the existing single-family zoning district.
- The petitioner commits to coordinating with the appropriate agencies regarding a proposed overland connector as part of the Clark Creek Greenway Project.
- The site is within a half mile walk of the CATS number 53x express bus providing transit access to Northlake and Uptown and the 53 local bus providing a connection between Huntersville and the JW Clay Park and Ride, adjacent to UNC Charlotte with transfers to the Lynx Blue Line.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 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 *2040 Policy Map* (2022) recommendation for the Community Activity Center 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:**