

Petition 2022-161 by Pulte Group

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 place type for the site.

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 is within ½ mile of a Community Activity Center, providing services within a 10 minute walk or bicycle ride.
- The proposed single family attached dwellings are compatible with the adjacent single family attached dwellings to the south and approved cottage court neighborhood to the north of the site.
- The proposed single family attached dwellings would provide an additional housing option in close proximity to a Community Activity Center.
- The petition commits to dedicating 3.5 acres to Mecklenburg County for future park development.
- The petition commits to improving the pedestrian and bicycle infrastructure on the site's public street frontage by implementing a 12' multi-use path along both Steele Creek Road and Parkside Crossing Drive.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from Neighborhood 1 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 place type for the site.

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:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: