

Petition 2023-013 by Toll Brothers Apartment Living

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* recommends Community Activity Center place type for the site.

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 proposed multifamily residential use is consistent with the land uses envisioned for the Community Activity Center place type.
- The petition will provide a 50' Class C buffer and 6' vinyl coated chain link fence on the eastern side of the site where adjacent to single family residential.
- The petition is committing to several transportation improvements including a roundabout at the site access point as well a 12' multi-use path along Choate Circle, 8' sidewalk along the internal public street, and 6' sidewalk offsite on the opposite side of Choate Circle.
- The petition is committing to developing a dedicating a 21,780 square foot public dog park to Mecklenburg County.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility

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* recommends Community Activity Center place type for the site.

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: