

Petition 2022-005 by Tribek Properties, Inc.

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)* recommends commercial 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 site is located in a node of commercial development among single family neighborhoods along Mt. Holly-Huntersville Road and West W.T. Harris Boulevard. This area has close proximity to I-485 and the petition would allow for uses that are compatible with the surrounding retail development as well as the adopted Commercial Place Type for the area.
- The proposal is mindful of the adjacent single family homes and commits to a 45-foot landscape area along the southern and western boundaries which will include plantings to a Class B Buffer standard as well as a 6-foot wooden screening fence.
- The scale of any structures on the subject site would align with heights allowed in the neighboring single family zoned areas and also conforms to the height built out in the adjacent commercial structures.
- There is a lack of existing pedestrian infrastructure on the site which this petition proposes to address through the installation of a 12-foot multi-use path and 8-foot planning strip along the site's frontage on West W.T. Harris Boulevard.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

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)* recommends commercial 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: