

Petition 2022-096 by Kairoi Residential

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, Campus, and Commercial place types at 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:

- This petition proposes to increase housing inventory and add to the variety of housing options in the area.
- Though inconsistent with the Policy Map the proposed uses would be better aligned with the residential sites in the surrounding area.
- The proposed residential uses would be well supported by the Commercial and Community Activity Center Place Types in the area.
- The petitioner proposes to commit 1.5 acres of the site to Mecklenburg County Parks and Recreation for use as a future park.
- This petition proposes amenity areas that may include a clubhouse, fitness center, pickleball court, or swimming pool.
- The petition is proposing streetscape improvements on its frontage along John Adams Rd and Galloway Rd, including an 8-foot sidewalk and 8-foot planting strip.
- This petition proposes an internal street network to include minimum 8' sidewalks and 8' planting strips, as well as walkways to provide pedestrian connections from all residential entrances to sidewalks along internal private streets, drives or alleys.
- 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
 - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1, Campus, and Commercial Place Types to the Neighborhood 2 Place Type.

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, Campus, and Commercial place types at 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)