

Petition 2023-028 by Childress Klein Properties, 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)* recommends the Neighborhood 2 Place Type for this 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:

- This petition proposes to add to the variety and access to housing in the area.
- The petitioner proposes to voluntarily provide a workforce housing program that would ensure that no fewer than 5% of the total amount of rental units developed within "Development Area 1" maintain monthly rents that are income restricted for households earning 80% or less of the area median income, for a minimum of 15 years.
- The proposed multifamily residential site would be well supported by the commercial and activity center type uses in the area.
- The petition proposes to dedicate a minimum of 12 acres of open space to Mecklenburg County Parks and Rec for the development of parks or greenway trails and associated shelters and seating areas.
- This petition also proposes a trail network linking the multi-family residential area to adjacent uses with a minimum of 6-foot wide trails.
- The petitioner is proposing 50-foot Class C and 100-foot Class A buffers, respectively, between the site and the surrounding area to offer sensitivity to the adjacent streams, wetlands, and varying land uses.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 3: Housing Access for All
 - 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 (2022)* recommends the Neighborhood 2 Place Type for this 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)