

Petition 2023-155 by CH Land Company, LLC

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 Commercial and Neighborhood 1 Place Types.

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 is appropriate and compatible with the Commercial and Neighborhood 1 Place Types as it increases the variety of housing types in the area, with the majority of the site providing duplex, triplex, quadruplex dwelling types that generally align with the Neighborhood 1 Place Type.
- The plan also proposes 5 live work units which may provide small-scale neighborhood-oriented businesses that align with the Commercial and Neighborhood 1 Place Types.
- The site is located adjacent to an elementary school, a regional public park, a shopping center, and several churches.
- The proposal includes architectural standards to ensure quality design, including requirements for building materials, roof pitches, corner treatments, blank wall limitations, and limits the maximum building height to 48 feet.
- The plan commits to providing a 12-foot multi-use path along the Beatties Ford Road frontage and adheres to CATS request for a updated bus waiting pad which provides the beginnings of a multi-modal transportation network.
- The site is located along the route of the CATS number 7 local bus route with a stop directly in front of the site providing transit access to Northlake Mall, the Rosa Parks Community Transit Center, and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood diversity & Inclusion

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Neighborhood 1 and Commercial Place Types to the 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 (2022)* recommends the Commercial and Neighborhood 1 Place Types.

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)