

Petition 2025-104 by DR Horton

To Approve:

This petition is found to be **consistent** with the goals and policies of the *South Middle Community Area Plan* (2025) based on the information from the staff analysis:

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 petition meets minor map amendment criteria for a place type change to Neighborhood 2 based on the site's acreage, preferred adjacencies, and locational criteria.
- The proposed multi-family attached dwellings would diversify housing options in an area primarily developed with single family detached dwellings and multi-family stacked dwellings.
- The petition site is adjacent to a commercial node and Neighborhood Center Place Type, providing access to goods and services.
- The site is served by CATS bus route 56 along both Hebron Street and Nations Ford, with service to the Arrowood Blue Line Station and Charlotte Premium Outlets.
- The site is located across West Hebron Street from Central Piedmont Community College's Harper Campus.
- The public street network for the area would be extended and expanded as a condition of this petition.
- 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 Campus and Manufacturing & Logistics Place Types to the Neighborhood 2 Place Type for the site.

To Deny:

This petition is found to be **consistent** with the goals and policies of the *South Middle Community Area Plan* (2025) based on the information from the staff analysis:

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)