

## Petition 2023-039 by Northwood Ravin

### 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 Place Type.

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:

- The site currently contains two single-family detached dwellings but is otherwise vacant. This site, along with two other nearby rezonings, petition 2023-023 and 2023-038, represent a potential shift in the Providence/Old Providence Road area. Replacing much of the aging auto-centric apartments and dated retail development with a walkable 10-minute neighborhood that better utilizes land on this major corridor.
- The proposed plan could create a variety of housing that may include, single-family detached and attached units as well as multi-family dwelling units.
- The petition will also construct a 12-foot multi-use path and 8-foot planting strip along the site's frontage on Providence Road, improve sidewalk facilities and planting strip on Old Providence Road, and construct a new bus waiting pad, greatly enhancing the pedestrian and transit user experience in the area.
- However, the proposed maximum building heights range up to 85 feet which, if built, would achieve an unprecedented scale of development for the Providence Road corridor.
- At its northern boundary, the proposed development is abutting rezoning petition 2023-023. Petition 2023-023 has proposed internal pedestrian connectivity between the two developments. But this petition has not proposed to provide an internal pedestrian connection to the north. This connection should be made, and details should be finalized prior to a rezoning decision being made.
- The proposed site plan contains 4 Development Areas: A, B, C, D. The site plan specified that Areas A, C, and D are limited to single-family attached and detached dwellings unit. But does not outline the maximum development potential for each individual area, such as the proposed number of units.
- The site is served by the number 14 CATS local buses providing service between the Charlotte Transit Center and the Arboretum Shopping Center. As well as the 61X express bus providing commuter service between the Charlotte Transportation Center and the Waverly Shopping Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type 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 Neighborhood 1 Place Type.

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)