

Petition 2025-017 by The Drox Group, 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* recommends the Campus 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 proposed multi-family attached dwellings would diversify the housing options along this segment of Nations Ford Road. The Equitable Growth Framework identifies housing as a priority need in this area.
- The site is adjacent to EE Waddell High School and within ½ mile of Nations Ford Elementary School, an employment campus, commercial node, and a proposed Mecklenburg County community resource center.
- A bus stop for CATS Route 24 is located along the site's Nations Ford Road frontage.
- The site is a remnant parcel surrounded by property owned by Charlotte-Mecklenburg Schools.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 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 Place Type 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* recommends the Campus 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)