

Petition 2024-139 by True Foundations | True Homes

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 1 Place Type.

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 is appropriate as the site is within an area designated by the *2040 Policy Map* for the Neighborhood 1 Place Type and is consistent with the surrounding single-family character of the area.
- The plan includes provisions that the dwellings will be House Charlotte eligible, providing attainable housing.
- The site is within a ¼-mile of a commercial area providing access to medical office, retail, restaurant, and religious uses.
- The site is served by the number 7 and 13 CATS local buses providing service between Northlake Mall and the Charlotte Transit Center (CTC), as well as the McCrorey YMCA and the Sugar Creek Blue Line Station.
- The petition could facilitate the following *2040 Comprehensive Plan* Goal:
 - 3: Housing Access for All

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 1 Place Type.

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)