

Petition 2023-162 by Northwood Ravin

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 2 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:

- The petition is a site plan amendment requesting to change the building footprints for proposed Buildings 1 & 2. Combining four buildings, outlined by the previously approved rezoning petition 2019-047, into two buildings.
- The site plan amendment will not increase the total number of units permitted by the previous approvals and will relocate the proposed amenity area farther from the western property line abutting single-family homes on Columbine Circle.
- The site is designated as the Neighborhood 2 (N-2) Place Type by the 2040 Policy Map. The N-2 Place Type recommends low- to mid-rise multi-family buildings as the predominate building type in a walkable environment with shared community amenities such as open space, recreation facilities, and common parking areas.
- The site is adjacent to existing and entitled multi-family and mixed-use residential developments on three sides. While the site is buffered along the southwestern boundary by a 50-foot Class C buffer, a masonry wall, and a minimum 75-foot rear yard to mitigate any potential negative impacts on the abutting established Neighborhood 1 type residential development.
- The site is located within a ¼-mile walk of the Strawberry Hill mixed-use development containing a grocery store, restaurants, retail, and a financial institution.
- The site is served by the number 14 and 28 CATS local buses providing service between the Charlotte Transit Center and the Arboretum Shopping Center and the Eastland and SouthPark Community Transportation Centers, respectively. The site is also served by 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:
 - 1: 10 Minute Neighborhoods
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

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 2 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)