

Petition 2025-126 by Crosland Southeast

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* calls for 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 North Sharon Amity Road corridor is located within eastern Charlotte, serving as a key connector between major thoroughfares such as Central Avenue and Albemarle Road. The surrounding area is characterized by a mix of single family neighborhoods, institutional uses, and emerging multi-family developments, reflecting a gradual transition toward more diverse housing options. The corridor benefits from proximity to local retail, community services, and transit routes, supporting a vision for increased connectivity and neighborhood-scale amenities.
- The proposed redevelopment at 4000 North Sharon Amity Road introduces a multi-family residential community designed to complement the evolving character of the corridor. The plan envisions up to 139 dwelling units, including 125 senior multi-family stacked units and up to 14 attached units such as duplexes or triplexes, creating a mix of housing types that responds to demographic needs and affordability goals. The petition commits to an affordability component providing a housing program ensuring that 100% of the multi-family stacked dwelling units are affordably priced for households earning up to 80% of the area median income (AMI). These units will maintain income-restricted rents for a minimum of 50 years.
- Ground-level design and frontage treatments will prioritize pedestrian experience through enhanced sidewalks and planting strips along North Sharon Amity Road and Wilora Lake Road. These improvements aim to foster a walkable environment and integrate the development into the surrounding neighborhood fabric.
- The site benefits from existing infrastructure and transit accessibility, with nearby CATS bus routes providing connections to employment centers and retail destinations. Planned streetscape improvements, including a 12-foot shared-use path along North Sharon Amity Road and internal sidewalk connections, will further enhance mobility options for residents and visitors.
- The proposal meets preferred variables for a place type change to the Neighborhood 2 Place Type given its frontage on an arterial, the size of the site, its close proximity to an activity center with goods and services, and its access to transit options.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods may be facilitated by including housing within a half mile of an activity center along Central Avenue that features essential goods, services, and amenities.
 - 2: Neighborhood Diversity & Inclusion may be facilitated by including a maximum one hundred sixty-four (164) dwelling units including missing middle housing building forms in an area predominantly zoned Neighborhood 1.
 - 3: Housing Access for All may be facilitated by committing to provide 144 affordable multi-family units for senior housing.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Campus Place Type to 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* calls for 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)