

Petition 2023-074 by C Investments 2, LLC

To Deny:

This petition is found to be **inconsistent** and **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 not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- The site is designated as the Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of Development Area A is inconsistent, while Development Area B is consistent with the *Policy Map* designation.
- The site is adjacent to properties zoned N1-A to the northeast, south, and east, and zoned INST(CD) to the north, and designated the Neighborhood 1 Place Type by the *2040 Policy Map*. The site is adjacent to properties zoned N1-A and designated the Campus Place Type to the west across Providence Road.
- Enhanced care should be taken to thoughtfully layout, design, and amenitize open space areas to match the character of the surrounding Neighborhood 1 area. Additional open space should be provided throughout Development Area A to allow dwelling units direct access to amenities.
- The number of 6-unit buildings on the site should be reduced; duplex, triplex, and quadraplex buildings should make up a larger proportion of buildings. Commitments should be made to prohibit certain building materials to ensure harmony with the character of the area.
- The proposed solid waste facilities on site should be located as far from adjacent property boundaries and screened to the greatest extent practicable.
- The *Comprehensive Plan's* Equitable Growth Framework (EGF) identifies that the site is within an Access to Amenities Gap. This is an area where residents lack access to essential amenities, goods, and services such as fresh food, parks and open space, health care, and financial services. This site is more than a ½-mile from goods and services.
- However, the *Comprehensive Plan's* EGF identifies the site is within an Access to Housing Gap and has a low housing diversity score due to a lack in diversity of housing types outside of traditional single-family housing. Development of "missing middle" housing types such as duplexes, triplexes, and townhomes would be appropriate to fill the housing gap in the area.
- The proposed development fronts on Providence Road, designated by the Charlotte Streets Map as a 6+ Lane Boulevard and considered an Arterial Street by the Unified Development Ordinance (UDO). The *Comprehensive Plan* calls for Neighborhood 2 Place Types to be located on arterial streets designed to accommodate alternative modes of transportation. The proposed plan includes a 12-foot multi-use path along the site's frontage with Providence Road.
- The site is located within 3/4-mile of an area designated as a Community Activity Center by the *2040 Policy Map*. The proposed site plan proposes a signalized crosswalks spanning Providence Road that would facilitate easier access to daily good and services found within the Community Activity Center.
- The site is along the route of the CATS 61X express bus providing service between the Charlotte Transit Center (CTC) and Johnson and Wales campus and the Waverly, Arboretum, and Strawberry Hill shopping centers.
- 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 Neighborhood 1 Place Type to the Neighborhood 2 Place Type for Development Area A of the site.

To Approve:

This petition is found to be **inconsistent** and **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 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)