

Petition 2023-176 by Smith Douglas Homes

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 (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's proposed development pattern is not compatible with the surrounding context of the area and the land use recommendation for the Neighborhood 1 Place Type as proposed use is multi-dwelling development utilizing private alleyways.
- The *2040 Comprehensive Plan* states that single-family detached homes on individual lots are the primary use in the Neighborhood 1 Place Type. When multi-family buildings are proposed, they should be on individual lots sited along 4+ lane Arterial Streets near high frequency transit lines, and within a ½-mile walk of a Centers Place Type.
- The proposed development fronts on Paw Creek Road, designated by the Charlotte Streets Map as a 2+ Lane Avenue and considered an Arterial Street by the UDO. While quadraplexes are permitted in Neighborhood 1 zoning districts, they are typically required to front on an Arterial Streets and provide an affordable unit in each building.
- In the Neighborhood 1 zoning districts, dwelling must be built on individual lots fronting public streets and the *2040 Comprehensive Plan* calls for the character of developments in Neighborhood 1 Place Type to consist of front lawns, landscaped yards, and tree-lined streets. The proposed plan consists of a network of private alleys with front-loaded driveways providing limited yards and few street trees.
- While the site is located adjacent to a school, a fire station, and several churches. The area is not served by public transit, lacks a comprehensive sidewalk network or bike facilities, and is not within a ½-mile walk or a 2-mile bike or transit ride of essential amenities, goods, or services.
- 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 the site.

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 (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)