

Petition 2024-118 by Weekley Homes, LLC

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:

- While the site is designated as a Neighborhood 1 (N-1) Place Type by the *2040 Policy Map*, the property is adjacent to sites' to the north, across Lakeview Road, zoned MX-1(INNOV) (mixed-Use, innovative) and UR-2(CD) (Urban Residential, conditional) developed with single-family and multi-family dwellings.
- The proposed development would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan*.
- The site is within a ¼-mile walk of transit, the number 7 CATS local bus providing service between Northlake Mall, the Rosa Parks Community Transportation Center, and the Charlotte Transportation Center (CTC).
- 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 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:

- (To be explained by the Zoning Committee)