

## Petition 2024-108 by Olympia & Wright Homes

### 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:

- The site is adjacent to Neighborhood 2 Place Type developed as multi-family housing to the north across Mt. Holly-Huntersville Road. The site is directly abutting a multi-family attached development to the west along Mt. Holly-Huntersville Road, zoned N2-B. The proposed plan would continue the trend in densification in around the Mt. Holly Road/Mt. Holly-Huntersville Road intersection.
- According to the *Comprehensive Plan's* EGF the site is located within an access to housing gap and the petition's proposed 40 units would add to the housing supply and diversify the housing stock.
- The proposed development fronts on Mt. Holly-Huntersville Road, designated by the Charlotte Streets Map as a 4+ Lane Avenue and considered an Arterial Street by the UDO. The *Comprehensive Plan* calls for N-2 Place Types to be located on arterial streets designed to accommodate alternative modes of transportation.
- The site is located within a ½-mile of a commercial center containing a range of uses including grocery, restaurant, and retail uses.
- The proposed plan includes a 12-foot multi-use path along the site's frontage with Mt. Holly-Huntersville Road and the installation of a bus waiting pad. The site is along the route of the CATS number 18 local bus providing service to the Rosa Parks Community Transportation Center, forming the beginnings of a multi-modal transportation network.
- 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)