

Petition 2025-088 by Northway Homes, LLC

To Approve:

This petition is found to be **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 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 N1-D(CD) (Neighborhood 1-D, conditional) and N1-A is consistent with the *Policy Map* recommendation.
- The site is currently zoned R-8MF(CD) (Multi-Family, conditional), per petition 2005-111, and is entitled for up to 28 multi-family dwelling units. The proposed development reduces the number of units permitted on the site and limits the development to single family detached units in the N1-D(CD) portion of the site.
- The site is adjacent to the Coulwood Shopping Center, located across Bellhaven Boulevard, and designated as the Neighborhood Center Place Type, providing convenient access to uses such as retail, dining, personal services, and small-scale office spaces.
- The site is adjacent to Coulwood Oaks, a multi-family attached development located to the northwest across Kentberry Drive, and zoned R-15MF(CD) (Multi-Family, conditional).
- The site is within a ¼-mile of Coulwood Middle School and Coulwood Park, as well as adjacent to a religious institution. Convenient access to civic facilities such as schools, parks, and religious institutions is considered essential to building complete communities and is encouraged by the *2040 Comprehensive Plan*.
- The site is directly served by transit, with the CATS Route 1 local bus and the 88x CATS express bus providing service between Callabridge Commons Shopping Center and the Charlotte Transportation Center (CTC) in Uptown.

To Deny:

This petition is found to be **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 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)