

Petition 2025-027 by Mission City Church and Freedom Communities

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 designated as the Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of N2-A(CD) (Neighborhood 2-A, conditional) is inconsistent with the *Policy Map* recommendation.
- The plan limits building forms to quadraplexes, which is compatible the Neighborhood 1 Place Type. The petitioner also commits to setbacks, landscape yards, and open spaces that are greater than ordinance requirements adjacent to abutting Neighborhood 1 Place Types. These features will help transition from the Commercial Place Types along Valleydale Road to the Neighborhood 1 areas around the site.
- All dwellings will be House Charlotte eligible, and all dwellings will be deed restricted for a minimum of 7 years to ensure affordability. The House Charlotte program is an initiative by the City of Charlotte aimed at making homeownership more accessible for low to moderate-income families by providing down payment assistance for properties that are \$365,000 or less.
- The proposed development gains access from Valleydale Road via an extension of Goodman Road. Valleydale Road is designated by the *Charlotte Streets Map* as a 2+ Lane Avenue and considered an Arterial Street by the UDO.
- The site is abutting retail and commercial uses, along Valleydale Road, that provide some neighborhood serving goods and services and is designated as a Commercial Place Type. The Neighborhood 2 Place Type serve as a transition between higher intensity commercial developments and lower intensity residential development.
- The Petition proposes to dedicate a greenway easement to Mecklenburg County Park and Recreation.
- The site is located along the route of the number 1 CATS local bus providing service between Callabridge Common shopping center and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All

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)