

Petition 2024-022 by QTR Development Partners & Sunset Road Partners, 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:

- The proposed development would fill a need for housing in an area that has been identified by the *2040 Comprehensive Plan* as lacking opportunities for access to housing.
- The site is located within a ½-mile of an area designated as a Neighborhood Center by the *2040 Policy Map*.
- The proposed development fronts on Sunset Road, designated by the Charlotte Streets Map as a 2+ Lane Avenue and considered an Arterial Street by the UDO.
- The proposed site plan limits the number of units per building to no more than 5 and provides several duplex lots to increase the diversity of housing types.
- Vehicular access to the site will be via a new public street extension of McCauley Meadows Drive, creating a cross access connection with adjacent development and provides stub streets to large undeveloped tracts of land which begins to form a street grid.
- Parking for the attached multi-family dwellings will be from a network of private alleys, and the petitioner has committed to enhancing these alleys by placing a minimum of 40 trees at a minimum spacing of 40 feet on center along the alleys. Alleys will also include a network of sidewalks to accommodate pedestrian access to the dwelling units.
- The petitioner has committed to enhanced design standards for units abutting public and network required streets including providing covered stoops and limiting blank walls.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 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)