

Petition 2022-121 by RK Investments Charlotte 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* recommends 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 a large parcel located between a Commercial place type and Neighborhood 1 place type.
- The project provides a transition of land use and building type between the single-family neighborhoods to the south and commercial area to the north.
- The site is within a ¼ mile walk of a commercial area to the north and the 62x bus route is located along Rea Rd. The petition installs a CATs bus waiting pad on the site's Rea Rd. frontage.
- The site is adjacent to the Four Mile Creek Greenway a significant multi-use path system in South Charlotte.
- The rezoning sites large size accommodates a mix of residential land uses and open space.
- The petition avoids development within the floodplain and sets aside the northern part of the site as open space and tree save area.
- The petition provides additional housing choices to the area.
- Given the sites proximity to the commercial node to the north, adjacency to Four Mile Creek Greenway and the public benefits the petitioner is providing by way of added pedestrian and bicycle connectivity along Rea Rd and Elm Ln and connection across Four Mile Creek to the greenway system some mix of dwelling types including multi-family development is appropriate.
- The petition has reduced the number of proposed dwelling units and capped the maximum number of single family attached dwellings per building to provide transition in building type and scale within the site.
- The petition is providing transportation improvements along Rea Rd., Elm Ln. and nearby intersections.
- The petition provides landscape commitments within and along the perimeter of the site and screens parking areas from view of public streets and multi-use paths.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)* from Neighborhood 1 to 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* recommends 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)