

Petition 2024-128 by Penmith Holdings, 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:

- While the site is designated as a Neighborhood 1 (N-1) Place Type by the *2040 Policy Map*, the property is zoned INST(CD) (Institutional, conditional) and has development rights for a residential independent living facility with up to 107 units.
- The site is adjacent to a recently developed multi-family attached project located on the south side of Mallard Creek Road designated as the Neighborhood 2 (N-2) Place Type.
- The site is within 1-mile walk of a node of Neighborhood Center Place Type at Derita Ave and West Sugar Creek Rd and a node of Campus and Commercial Place Types at Mallard Creek Rd and W.T. Harris Blvd.
- The proposed development would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan*.
- The site is served by transit, the number 22 CATS local bus, providing service between the JW Clay park and ride at the Lynx Blue Line and the Charlotte Transportation Center (CTC).
- 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)