

## Petition 2024-089 by True Homes

### 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 abuts two parcels zoned N2-B and developed with multi-family.
- The site is within a ¼-mile of a designated Neighborhood Activity Center (NC). And the site is adjacent to several nonresidential uses such as a church, childcare center, and a commercial storefront.
- 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 plan includes provisions that the dwellings will be House Charlotte eligible. Providing attainable units in an area is located within an Access to Housing Gap according to the *2040 Comprehensive Plan*.
- The site is directly served by transit, the number 18 CATS local bus providing service between Callabridge Commons/Riverbend shopping centers and the Rosa Parks Community 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)