

Petition 2023-023 by Horizon Development Properties, Inc.

To Approve:

This petition is found to be **consistent** 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 2 Place Type.

Therefore, 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 made up of a low density, aging garden-style apartments. This site, along with two other nearby rezonings, petition 2023-038 and 2023-039, represent a potential shift in the Providence/Old Providence Road area. Replacing much of the aging auto-centric apartments and dated retail development with a walkable 10-minute neighborhood that better utilizes land on this major corridor.
- The proposed plan could create a variety of housing that may include rehabilitation of existing garden-style apartments, single-family attached, and multi-family units.
- The plan includes provisions for affordable housing attainable to households making between 30% and 80% of the area median income (AMI) to be persevered for a minimum of 30 years.
- The petition will also construct a 12-foot multi-use path and 8-foot planting strip along the site's frontage on Providence Road and improve sidewalk facilities and planting strip on Old Providence Road, and construct a new bus waiting pad, greatly enhancing the pedestrian and transit user experience in the area.
- However, the proposed maximum building heights range up to 80 feet which, if built, would achieve an unprecedented scale of development for the Providence Road corridor.
- Pedestrian connectivity is also proposed internal to the site between this development and the proposed rezoning to the south, petition 2023-039. But the details of this connection have not been finalized and should be detailed in both plans prior to a rezoning decision being made.
- The site is served by the number 14 CATS local buses providing service between the Charlotte Transit Center and the Arboretum Shopping Center. As well as the 61X express bus providing commuter service between the Charlotte Transportation Center and the Waverly Shopping Center.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

To Deny:

This petition is found to be **consistent** 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 2 Place Type.

However, 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)