

Petition 2025-070 by Prosperity Alliance

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 Campus 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 designated as the Campus Place Type by the *2040 Policy Map*. The proposed zoning of N2-B(CD) (Neighborhood 2-B, conditional) is inconsistent with the *Policy Map* recommendation.
- However, the site consists of an undeveloped portion of a parcel developed as a religious institution. The *2040 Comprehensive Plan* calls for residential development in Campus Place Type that supports the mission of the associated institution.
- The proposed development will provide housing at an attainable price point, committing to all residential dwelling units being affordable to households earning between 60% and 120% of Area Median Income (AMI).
- The plan proposes a mix of building forms including age restricted multi-family stacked, multi-family attached, and single family detached dwelling units which are compatible with the Campus Place Type.
- The petitioner commits to landscape yards greater than ordinance requirements adjacent to abutting Neighborhood 1 Place Types. As well as open spaces standards that exceed ordinance requirements.
- The proposed development gains primary access to Beatties Ford Road via an extension of Banner Ridge Boulevard. Additional access is provided from Lukes Drive, University Church Drive, and a stub street to future development south of the site.
- The site is abutting a regional public park and located 1-mile north of a designated Neighborhood Activity Center at the intersection of Sunset Road and Beatties Ford Road, developed with a shopping center containing a grocery store.
- The Petition proposes to dedicate a greenway easement to Mecklenburg County Park and Recreation.
- The site is located along the route of the number 7 CATS local bus providing service between Northlake Mall, Rosa Parks Community Transportation Center, and the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 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 Campus 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 Campus 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)