

## Petition 2025-138 by Coral Reef Investments, LLC

### To Approve:

The petition is **consistent** with the goals and policies of the *Southwest Middle Community Area Plan* based on the information from the staff analysis and the public hearing. The petition may facilitate the following priority goals of the area plan:

- 2: Neighborhood Diversity & Inclusion may be facilitated by adding additional multi-family stacked units in a mostly developed area where there is a gap in access to housing diversity.
- 3: Housing Access for All may be facilitated by increasing the number of work-force housing units from 6 to 7 units.

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 petition is a site plan amendment (SPA) to previously approved rezoning petition, 2021-235. It requests reducing the permitted number of principal structures, minorly increasing the number of multi-family dwelling units and workforce housing units, removing a pedestrian connection to Sleepy Hollow Road, and modifying a driveway location on West Tyvola Road.
- The site is in alignment with the *2040 Policy Map's* designation of Neighborhood 2 Place Type, which serves as a transition between lower-intensity development and higher-intensity commercial or mixed-use centers. The site abuts single-family development to the east, a commercial center with restaurant and retail uses to the north, multi-family apartment developments across West Tyvola Road to the west, and a public park to the southeast.
- The Neighborhood 2 Place Type supports low- to mid-rise multi-family residential development. The plan proposes a maximum building height of 65 feet.
- Overall, the site plan amendment introduces minor changes that do not significantly alter the previously approved rezoning plan.
- The site is served by the CATS number 60 local bus and a short walk from the number 16 local bus providing service to the Tyvola Road LYNX Blue Line Station, the airport, and the Charlotte Transportation Center.

### To Deny:

The petition is **consistent** with the goals and policies of the *Southwest Middle Community Area Plan* based on the information from the staff analysis and the public hearing. The petition may facilitate the following priority goals of the area plan:

- 2: Neighborhood Diversity & Inclusion may be facilitated by adding additional multi-family stacked units in a mostly developed area where there is a gap in access to housing diversity.
- 3: Housing Access for All may be facilitated by increasing the number of work-force housing units from 6 to 7 units.

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)