Petition 2026-033 by The Drox Group LLC

To Approve:

This petition is found to be **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, and because:

- The petition may facilitate the following priority goals of the area plan:
  - 1: 10 Minute Neighborhoods may be facilitated by providing housing within walking distance of an elementary, middle, and high school. Additionally, the site is across Sandy Porter Road from a Community Activity Center that includes office and institutional uses that may provide employment and service opportunities for future residents. A capital improvement project will install a 12' shared use path along the west side of Sandy Porter Road, which will better connect the site to the surrounding schools and to goods and services located along Arrowood Road.
  - 2: Neighborhood Diversity & Inclusion may be facilitated by providing 70 townhome style units grouped in buildings of 2-5 units.
  - 3: Housing Access for All may be facilitated by reserving 7 units at 80% Area Median Income (AMI) for a period of 15 years.; and
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type but meets Minor Map Amendment Criteria for a change to 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:

- While out of alignment with the recommended Neighborhood 1 Place Type, the petition is consistent with the goals and policies of the *Southwest Middle Community Area Plan* and meets minor map amendment criteria for a transition to the Neighborhood 2 Place Type.
- The proposed townhome style dwellings would diversify the housing options along this segment of Sandy Porter Road, which is characterized primarily by single family dwellings and apartments.
- The site is remnant parcel adjacent to a Charlotte Mecklenburg Schools campus that includes Olympic High School, Kennedy Middle School, and Steele Creek Elementary School.
- The petition would contribute to housing affordability by providing 7 units at 80% AMI for a period of 15 years.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

To Deny:

This petition is found to be **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, and because:

- The petition may facilitate the following priority goals of the area plan:
  - 1: 10 Minute Neighborhoods may be facilitated by providing housing within walking distance of an elementary, middle, and high school. Additionally, the site is across Sandy Porter Road from a Community Activity Center that includes office and institutional uses that may provide employment and service opportunities for future residents. A capital improvement project will install a 12' shared use path along the west side of Sandy Porter Road, which will better connect the site to the surrounding schools and to goods and services located along Arrowood Road.
  - 2: Neighborhood Diversity & Inclusion may be facilitated by providing 70 townhome style units grouped in buildings of 2-5 units.
  - 3: Housing Access for All may be facilitated by reserving 7 units at 80% Area Median Income (AMI) for a period of 15 years.; and
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type but meets Minor Map Amendment Criteria for a change to 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)