

Petition 2025-077 by Short Development Group, LLC

To Approve:

The petition is **consistent** with the goals and policies of the *South 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 in an area with access to essential amenities, goods, and services within a comfortable, tree-shaded 10-minute walk, bike, or transit trip by 2040.
 - 2: Neighborhood Diversity & Inclusion may be facilitated by constructing a townhome development, increasing the presence of middle density housing to provide more diverse housing options; 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:

- The site is designated as the Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of N2-A(CD) (Neighborhood 2-A, conditional) is inconsistent with the *Policy Map* recommendation.
- However, the site is in an area containing a mix of single-family, multi-family, commercial and institutional uses.
- The *2040 Comprehensive Plan* calls for the development of multi-family housing along major roadways with access to public transportation, and options for active forms for transportation like walking and bicycling. The site fronts North Wendover Road, which the Charlotte Streets Map identifies as a 4+ Lane Boulevard, an Arterial Street, and a major corridor. The site is within walking distance of several CATS bus stops. The plan provides a 12-foot multi-use path along the site's frontage, improving existing pedestrian facilities.
- The plan commits to developing 4 dwelling units reserved for households earning 80% or less of Area Median Income (AMI) for a period of not less than 15 years.
- The site abuts multifamily stacked apartments to the east along North Wendover Road and is adjacent to multi-family attached townhomes across the road to the north. Additional apartment and townhome developments are located along this stretch of North Wendover Road between Randolph Road and Latrobe Drive. The site is within a ½-mile walk of the Wendover Plaza Shopping Center, located across North Wendover Road. While designated Commercial Place Type by the *2040 Policy Map*, the shopping center and nearby nonresidential uses offer convenient access to daily needs including grocery, personal services, restaurants, retail, a police station, a post office, medical offices, and home-improvement stores.

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 Neighborhood 2 Place Type for the site.

To Deny:

The petition is **consistent** with the goals and policies of the *South 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 in an area with access to essential amenities, goods, and services within a comfortable, tree-shaded 10-minute walk, bike, or transit trip by 2040.
 - 2: Neighborhood Diversity & Inclusion may be facilitated by constructing a townhome development, increasing the presence of middle density housing to provide more diverse housing options; 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)