

Petition 2025-027 by Mission City Church and Freedom Communities

To Approve:

The petition is **consistent** with the goals and policies of the *West 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:
 - 2: Neighborhood Diversity & Inclusion may be facilitated by providing a broader range of housing types. The plan includes primarily quadplexes, with some duplex and triplex units, the goal remains pertinent given that the surrounding area is predominantly single family in character.
 - 3: Housing Access for All may be facilitated by providing conditions that all housing units will be House Charlotte eligible and all dwellings will be deed restricted to ensure affordability for a minimum seven (7) year period; and
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Commercial 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 Commercial Place Type by the *2040 Policy Map*. The proposed zoning of N2-A(CD) (Neighborhood 2-A, conditional) is not aligned with the *Policy Map* recommendation. However, the site is adjacent to an existing commercial area and would provide additional population with convenient access to goods and services.
- The plan limits building forms to quadrplexes, which are compatible with the Neighborhood 1 Place Type. The petitioner also commits to setbacks, landscape yards, and open spaces that exceed ordinance requirements adjacent to abutting Neighborhood 1 Place Types. These features will help transition from the Commercial Place Type along Valleydale Road to the surrounding Neighborhood 1 areas.
- All dwellings will be House Charlotte eligible, and all dwellings will be deed restricted for a minimum of 7 years to ensure affordability. The House Charlotte program is an initiative by the City of Charlotte aimed at making homeownership more accessible for low to moderate-income families by providing down payment assistance for properties that are \$365,000 or less.
- The proposed development will gain access from Summerville Road, adjacent to the existing commercial uses, which helps limit disturbance to the surrounding Neighborhood 1 development. Valleydale Road is designated as a 2+ Lane Avenue on the Charlotte Streets Map and is classified as an Arterial Street by the Unified Development Ordinance (UDO).
- The site abuts retail and commercial uses along Valleydale Road that provide neighborhood serving goods and services and is designated as a Commercial Place Type. The Neighborhood 2 Place Type serves as a transition between higher intensity commercial development and lower intensity residential development.
- The petition proposes to dedicate a greenway easement to Mecklenburg County Park and Recreation.
- The site is located along the route of the number 1 CATS local bus providing service between Callabridge Common shopping center and the Charlotte Transportation Center.

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

To Deny:

The petition is **consistent** with the goals and policies of the *West 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:
 - 2: Neighborhood Diversity & Inclusion may be facilitated by providing a broader range of housing types. The plan includes primarily quadplexes, with some duplex and triplex units, the goal remains pertinent given that the surrounding area is predominantly single family in character.
 - 3: Housing Access for All may be facilitated by providing conditions that all housing units will be House Charlotte eligible and all dwellings will be deed restricted to ensure affordability for a minimum seven (7) year period; and
- The petition is not in alignment with the *2040 Policy Map* recommendation for the Commercial 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)