

## Petition 2020-067 by Terranova Group, LLC

### To Approve:

This petition is found to **inconsistent** with the *Central District Plan* (1993) with respect to land use, but **consistent** with the plan's recommended density, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends detached single-family residential uses up to four dwelling units per acre (DUA).

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:

- Although the request for a mix of single family detached and duplex units is inconsistent with the plan recommendation for single family detached, the requested density is under the recommended density for the subject property.
- The proposal achieves the Central District Plan's policy of promoting opportunities for residential density infill in the interior of neighborhoods to preserve the existing neighborhood character. This petition accomplishes that preservation of character by rehabilitating the historic Shaw House and providing two other detached homes along the frontage of Mecklenburg Avenue while positioning the planned multi-family portion in the rear of the property.
- In order to preserve the character of neighborhoods in the area, the Plan recommends the preservation of "the unique historical and architectural quality of these neighborhoods." The preservation of a historic home is a key element of this rezoning proposal.
- The Central District Plan recommends consistency with existing land uses. While the immediate area surrounding this petition lacks residential infill activity seen in adjacent neighborhoods, there are several concentrations of single family housing, multi-family housing, and infill development in the general area. Consistency with the existing neighborhood and surrounding residential context is maintained by fronting Mecklenburg Avenue with two additional single family detached homes.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan* from single family detached residential up to four DUA to residential uses up to four DUA for the site.

### To Deny:

This petition is found to **inconsistent** with the *Central District Plan* (1993) with respect to land use, but **consistent** with the plan's recommended density, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends detached single-family residential uses up to four dwelling units per acre (DUA).

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)

### Motion:

**Approve or Deny**

**Maker:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**