

## Petition 2021-215 by Longbranch Development

### To Approve:

This petition is found to be **consistent** with the residential component of the recommendations of *the Catawba Area Plan* and inconsistent with the other two land use recommendations based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail/residential land use.

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 consistent with the residential development in the Mount Holly Road and Mounty Holly-Huntersville Road corridor.
- The proposed site plan includes connections to the Catawba River with amenity areas and access to the river.
- The petition commits to transportation improvements including new traffic signals at Mount Holly Road & Belmeade Drive and Mount Holly Road & Access B, as well as a 12' multi-use path along the site's Mount Holly Road frontage.
- The petition proposes to develop "missing middle" housing in the form of single family attached residential and multifamily residential dwelling units.

The approval of this petition will revise the adopted future land use as specified by the *Catawba Area Plan*, from mixed use to residential up to 8 dwelling units per acre for the site.

### To Deny:

This petition is found to be **consistent** with the residential component of the recommendations of *the Catawba Area Plan* and inconsistent with the other two land use recommendations based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail/residential land use.

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: