

**Petition 2021-155 by Habitat for Humanity of the Charlotte Region, Inc.**

**To Approve:**

This petition is found to be **inconsistent** with the *Eastland Area Plan* (2003) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to four dwelling units per acre for the site.

However, 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 remainder of this parcel is zoned R-22MF, this rezoning would bring the parcel under one consistent zoning district rather than split into two different zoning districts.
- The subject site is directly adjacent to other areas zoned R-22MF.
- If the rezoning is approved, the overall density allowed on this parcel would only marginally increase from approximately 15 dwellings units per acre to 20 dwelling units per acre.

The site is located along Central Avenue, a major thoroughfare, making it an appropriate location for moderately dense residential development.

The approval of this petition will revise the adopted future land use as specified by the *Eastland Area Plan* (2003), from single family residential uses up to four dwelling units per acre to multi-family residential uses up to 22 dwelling units per acre for the site.

**To Deny:**

This petition is found to be **inconsistent** with the *Eastland Area Plan* (2003) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to four dwelling units per acre for the site.

Therefore, 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:**