

## **Petition 2020-120 by M/I Homes of Charlotte, LLC**

### **To Approve:**

This petition is found to be inconsistent with the *Prosperity Hucks Area Plan* (2015) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use up to 4 dwelling units per acre.

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:

- This petition proposes up to 108 single family attached townhomes, for a density of 4.36 DUA.
- While slightly inconsistent with the area plan recommendation of residential use up to 4 DUA, the area plan does recommend small clusters of slightly higher density residential at strategic locations as elements of a larger development, such as a small grouping of duplexes or townhouses along the edge of an open space.
- The site is situated between Rezonings 2020-051 and 2017-135, both of which were rezoned to R-8MF(CD) with a density up to 5 DUA.
- The petition commits to building street and sidewalk connections with the adjacent developments to increase street connectivity and the pedestrian experience.
- The petition proposes a 6-foot sidewalk on all internal streets and a 12-foot multi-use walking path along the site's frontage on Ridge Road.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan* (2015), from Residential up to 4 DUA to Residential up to 5 DUA for the site.

### **To Deny:**

This petition is found to be inconsistent with the *Prosperity Hucks Area Plan* (2015) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use up to 4 dwelling units per acre.

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:**