

Petition 2020-084 by insert Petitioner

To Approve:

This petition is found to be **inconsistent** with the *Northwest District Plan* (1990) land use recommendation of single-family residential use up to 4 dwelling units per acre, but **consistent** with the *General Development Policies*, which support a density of up to 8 dwellings per acre, based on the information from the staff analysis and the public hearing, and because:

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

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:

- This petition proposes up to 72 for-sale townhome units for a density of 8 dwelling units per acre (DUA).
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. While the petition is inconsistent with the future land use recommended density of 4 DUA, it meets the General Development Policies locational criteria for consideration of up to 8 DUA.
- The *Northwest District Plan* (1990) has a goal of encouraging a wide range of housing opportunities with an emphasis upon quality of development. This petition will provide increased housing opportunities in this area of Charlotte.
- This petition commits to connectivity between future developments by proposing to construct a street stub on the northeastern part of the development.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan* (1990), from Single Family up to 4 DUA to Residential up to 8 DUA for the site.

To Deny:

This petition is found to be inconsistent with the *Northwest District Plan* (1990) land use recommendation of single-family residential use up to 4 dwelling units per acre, but consistent with the *General Development Policies*, which support a density of up to 8 dwellings per acre, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family 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:

2ND:

Vote:

Dissenting:

Recused: