

Petition 2021-136 by Habitat for Humanity of the Charlotte Region, Inc.

To Approve:

This petition is found to be **inconsistent** with the *Independence Boulevard Area Plan* density recommendation based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use up to 4 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:

- The proposed residential land use aligns with the adopted plan policy; however, the proposed density is 7.56 DUA.
- The parcel shape and location at the end of the cul-de-sac make it difficult to continue the single family lot pattern that currently exists in the neighborhood.
- The proposal provides housing options and a mix of housing types in the area.
- The proposal develops a vacant parcel and does not eliminate existing housing in the neighborhood.
- The plan provides buffers adjacent to single family homes and building design standards to ensure compatibility with surrounding residential uses.

The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan*, from residential use up to 4 dwellings per acre to residential up to 8 units per acre for the site.

To Deny:

This petition is found to be **inconsistent** with the *Independence Boulevard Area Plan* density recommendation based on the information from the staff analysis and the public hearing, and because:

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

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:

2ND:

Vote:

Dissenting:

Recused: