

Petition 2021-144 by LEH NC Statesville, LLC

To Approve:

This petition is found to be **consistent** with the *Statesville Avenue Corridor Area Plan* (2001) recommendation of residential use, but **inconsistent** with the recommended density of up to 12 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to 12 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 21 single family attached dwelling units at a density of 22.85 dwelling units per acre.
- While the proposed density is higher than the area plan's recommendation of residential uses up to 12 DUA, the petition does fulfill the plan's intention of adding multi-family attached units along Statesville Road to locate housing units in close proximity to jobs and other amenities.
- There is existing R-22MF zoning and similar density development to the south and north of this site across Statesville Avenue.
- Abutting this site are two parcels zoned B-1. B-1 zoning allows for up to 22 DUA for residential uses.
- This petition commits to providing a minimum of 4,003 square feet of open space areas, with amenities such as landscaping and benches.
- The petition commits to providing an ADA compliant bus pad on Norris Avenue, and will increase pedestrian connectivity throughout this area by providing a 6-foot sidewalk and 8-foot planting strip along the site's frontage of Statesville Avenue & Norris Avenue.

The approval of this petition will revise the adopted future land use as specified by the *Statesville Avenue Corridor Area Plan* (2001), from Residential up to 12 DUA to Residential over 22 DUA for the site.

To Deny:

This petition is found to be **consistent** with the *Statesville Avenue Corridor Area Plan* (2001) recommendation of residential use, but **inconsistent** with the recommended density of up to 12 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to 12 dwelling 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: