

Petition 2021-160 by Charlotte-Mecklenburg Schools & Woodfield Development LLC

To Approve:

This petition is found to be **inconsistent** with the *South District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family up to 8 units per area, open space/greenway use and single family residential up to 3 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:

- Institutional uses, such as schools, are generally compatible with residential land uses.
- Provides a buffer along eastern property line abutting residential uses.
- The petition provides relief to the schools in the area.
- The proposal adds to the mixture of housing types in the area creating new housing choices.
- The site is located adjacent to Toringdon within the Ballantyne mixed use activity center and provides a transition between the intense uses south and west and the single family to the north and east of the site.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from multi-family up to 8 units per acre, greenway and single family residential up to 3 units per acre to institutional use for the eastern portion of the site and residential less than or equal to 22 DUA for the western part of the site.

To Deny:

This petition is found to be **inconsistent** with the *South District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family up to 8 units per area, open space/greenway use and single family residential up to 3 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: