

Petition 2021-174 by Blu South LLC

To Approve:

This petition is found to be **consistent** with the *Sharon & I-485 Transit Station Area Plan* for the majority of the site, while the proposed commercial use on Westinghouse Bv. is both **inconsistent** and **consistent** with the plan for the portion of the site located along Westinghouse Bv. based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use up to 17 units per acre for the majority of the site.
- The plan recommends office/retail use and residential use up to 17 units per acre for the portion of the northeast of the site along Westinghouse Bv.

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:

- The proposed density for the residential portion of the site is approximately up to 7.5 units per acre.
- The development provides additional housing and housing types less than ½ mile walk from the I-485/South Bv transit station.
- The petition provides buffers adjacent to existing single family detached homes.
- The proposed institutional use is compatible with the proposed and existing residential development.
- The plan provides an easement to Mecklenburg County Parks and Recreation to County owned parcel to the west for future greenway access.
- The proposed commercial use is located along a major thoroughfare (Westinghouse Bv.) and is combined with amenities for the proposed community.
- The amenity and commercial uses serve as a transition to the to residential community to the south.

The approval of this petition will revise the adopted future land use as specified by the *Sharon & I-485 Transit Station Area Plan* for the portion along Westinghouse Bv. from residential up to 17 units per acre and office/retail to residential/office/retail.

To Deny:

This petition is found to be to be **consistent** with the *Sharon & I-485 Transit Station Area Plan* for the majority of the site, while the proposed commercial use on Westinghouse Bv. is both **inconsistent** and **consistent** with the plan for the portion of the site located along Westinghouse Bv. based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use up to 17 units per acre for the majority of the site.
- The plan recommends office/retail use and residential use up to 17 units per acre for the portion of the northeast of the site along Westinghouse Bv.

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: