

Petition 2021-238 by Lennar Carolinas, LLC

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Regional Activity Center place type for the site.

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 single family attached development is consistent with the regional activity center recommendation, which is characterized by its urban form and mix of uses.
- The proposed development is compatible with the mixed-use developments in the area which is transitioning from industrial use to mixed use.
- The proposed site plan provides fencing and vegetative screening between the residential development and existing industrial uses.
- The petition would provide “missing middle” housing in a growing mixed-use area surrounding the NC Music Factory entertainment complex.

To Deny:

This petition is found to be consistent with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Regional Activity Center place type for the site.

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: