

## Petition 2022-007 by St. Charles Avenue, 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 map recommends Neighborhood 1 (N1).

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 petition allows the subdivision of the existing single family parcel into two lots each for a single family home.
- The site is located in an area developed with single family homes.
- The petition supports Goals 1, 2, 5, 6 and 7 of the Charlotte Future 2040 Comprehensive Plan.
- The site plan limits the maximum building height to 40 feet, same as allowed in the surrounding residential zoning.
- The plan provides a 20 ft setback from the future back of curb (6 ft more than the minimum required by the district).
- The plan provides architectural design standards that ensure a compatible residential design that includes porches or stoops and recessed garages.

### 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 map recommends Neighborhood 1 (N1).

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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: