

## Petition 2017-202 by Sinacori Builders, LLC

### To Approve:

This petition is found to be consistent with the *Providence Road/I-485 Area Plan Update*, but slightly exceeds the *Plan's* density recommendation based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends residential land use; and
- The area plan recommends a density of up to four units per acre.

([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 rezoning site plan limits the total number of units to five for a density of 6.02 units per acre; and
- The site is a small, oddly shaped triangular parcel located at the intersection of a major thoroughfare and local street making it not conducive to single family development at four units to the acre as recommended by the area plan; and
- Under the density recommended in the plan up to three residential units could be built on the site. The proposal would allow only two additional units; and
- Although the site is surrounded by residential zoning and the general area is single family in character, the site is isolated from single family neighborhoods by institutional uses including Charlotte Latin School, Providence Presbyterian Church, and Providence Spring Elementary so that the site is not directly adjacent to or abutting single family uses; and
- Integrates the buildings with the surrounding institutional uses and residential character of the area by providing:
  - architectural standards related to roof, blank walls, and garages; and
  - a larger setback along Providence Road and tree save and open space areas around the perimeter of the site; and
  - building height limited to two stories.

### To Deny:

This petition is found to be consistent with the *Providence Road/I-485 Area Plan Update*, but slightly exceeds the *Plan's* density recommendation based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends residential land use; and
- The area plan recommends a density of up to four units per acre.

([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 by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Motion to: Approve, Deny, Defer to \_\_\_\_\_.

Choose one: as it appears before us.  
as presented by \_\_\_\_\_

as modified as follows: \_\_\_\_\_

And the adoption of the consistency statement

Choose one: as it appears before us.

as presented by \_\_\_\_\_

as modified as follows: \_\_\_\_\_

Second by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Vote: \_\_\_\_\_ Recused: \_\_\_\_\_ Absent: \_\_\_\_\_