

Petition 2018-037 by Adam Fiorenza

To Approve:

The petition is found to be **consistent** with the *Steele Creek Area Plan* with respect to proposed use but **inconsistent** in regard to density, based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses at a density of four dwelling 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:

- The *Steele Creek Area Plan* calls for four dwelling units per acre as the predominant land use for the Wedge area in which the site is located. However, the plan notes that some moderate density housing would also be appropriate; and
- The proposed request meets the plan's community design policies for moderate density housing by:
 - providing an additional housing type;
 - proposing residential attached (townhome) development at a scale and height that blends with the detached single family neighborhood to the west; and
 - providing a buffer between the detached and attached homes; and
- The layout of the proposed townhouse community will include linear parks and alley loaded units, resulting in a walkable development with outdoor amenities; and
- The proposed townhome development will provide a good transition between the Rivergate Mixed Use Activity Center and the adjacent Wedge area; and
- The proposed development will improve connectivity in the area by extending Settlers Trail Court to Steele Creek Road. Extension of Settlers Trail Court will also tie existing and new sidewalks that will connect to the proposed sidewalk along Steele Creek Road; and
- The site is located adjacent to, and within walking distance of a middle school and Mecklenburg County branch library, and the petitioner has agreed to extend a missing sidewalk gap to the entrance of Southwest Middle School. This sidewalk improvement will enhance the walkability and support neighborhood accessibility to the library and school facilities.

To Deny:

The petition is found to be consistent with the *Steele Creek Area Plan* with respect to proposed use but inconsistent in regard to density, based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses at a density of four dwelling 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 Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused