

Petition 2018-001(c) by Northwood Ravin Development

To Approve:

This petition is found to be **inconsistent** with the adjacent single family detached residential uses; however, the proposed density is **consistent** with other attached residential projects in the area based on the information from the staff analysis and the public hearing, and because:

- The site is in an area of unincorporated Mecklenburg County outside of the sphere of influence and ETJ of Pineville and the City of Charlotte. Therefore, no adopted plans specifically addressing future land use for the area exist; and
- The petition proposes a multi-family, attached development; and
- The proposed density of 9.16 dwelling units per acre is consistent with other nearby townhome developments along Lancaster Highway.

(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 proposal will introduce additional housing options to the area; and
- The layout of the development includes alley loaded units facing the public streets, a linear landscaped amenity area between Lancaster Highway and the units fronting the highway, and a private amenity area, which results in a walkable development with outdoor amenities; and
- The development provides a 40-foot setback measured from the existing back-of-curb along Southcrest Lane that is consistent with single family detached homes along the street; and
- The proposed building scale and 40 foot maximum height for the units along Southcrest Lane blends with the detached single family homes along the street; and
- The development commits to buffers adjacent to single family homes that are consistent with the requirement for traditional multifamily development; and
- The proposal commits to a number of architectural standards related to building materials, blank walls, raised entrances, and recessed garage doors that ensure building design compatible with surrounding single family homes.

To Deny:

This petition is found to be **inconsistent** with the adjacent single family detached residential uses; however, the proposed density is **consistent** with other attached residential projects in the area based on the information from the staff analysis and the public hearing, and because:

- The site is in an area of unincorporated Mecklenburg County outside of the sphere of influence and ETJ of Pineville and the City of Charlotte. Therefore, no adopted plans specifically addressing future land use for the area exist; and
- The petition proposes a multi-family, attached development; and
- The proposed density of 9.16 dwelling units per acre is consistent with other nearby townhome developments along Lancaster Highway.

(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: