

## Petition 2018-081 by Profile Homes LLC

### To Approve:

The petition is found to be **consistent** with the *Steele Creek Area Plan* land use recommendation but **inconsistent** with the recommended 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 proposed townhomes provide a transition from the apartments zoned R-17MF(CD) (multi-family residential, conditional) and assisted living facility zoned INST(CD) (institutional, conditional) to the northeast of the site, and the single family detached homes zoned R-3 (single family residential) located on the southwest of the site; and
- The proposed townhomes will provide a transition between the single family homes, institutional use and the higher density multi-family development; and
- The proposed townhomes will be phase 2 of the adjacent townhome development to the north that was approved in 2016. The subject site is situated between Phase 1 and South Tryon Street, a major thoroughfare; and
- The proposed site plan adheres to the *Steele Creek Area Plan* Residential Design Policies that support critical treatments pertaining to blank walls along pedestrian circulation areas; building orientation towards the internal street network; and encouraging on-street parking along public and private streets.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential at four dwelling units per acre to residential at less than or equal to 8 units per acre for the site.

### To Deny:

The petition is found to be **consistent** with the *Steele Creek Area Plan* land use recommendation but **inconsistent** with the recommended 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:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused**