

Petition 2017-186 The Drakeford Company

To Approve:

This petition is found to be **inconsistent** with the with the land use recommendation of the *Central District Plan* because:

- The plan recommends retail for the subject site.

([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 subject site is located at the edge of the Wilmore Historic District. West of the site are single family homes, also part of the historic district. East of the site are commercial uses; and
- The proposed residential density of 21.8 dwelling units per acre provides a transition between the commercial uses along South Tryon Street and the low density single family along the north side of West Kingston Avenue; and
- The existing R-22MF (multi-family residential) zoning would allow residential development at the density being proposed; and
- The building setback shown on the site plan matches the setback of the buildings currently located on the site and is compatible with other setbacks along West Kingston Avenue.

The approval of this petition will revise the adopted future land use map as specified by the *Central District Plan*, from retail to residential up to 22 dwelling units per acre for the site.

To Deny:

This petition is found to be **inconsistent** with the with the land use recommendation of the *Central District Plan* because:

- The plan recommends retail for the subject site.

([Therefore, 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: