

## Petition 2018-154 by Charlotte-Mecklenburg Housing Partnership, Inc.

### To Approve:

This petition is found to be consistent with the land use in the *Northeast District Plan*, and inconsistent with the *General Development Policies*, slightly exceeding the recommended density, based on the information from the staff analysis and the public hearing, and because:

- The adopted area plan recommends residential land use, and the *General Development Policies* support a density of up to 12 dwellings 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 site is located on a major thoroughfare, with properties zoned for office, institutional, business and multi-family residential to the south and west, across W. Sugar Creek Road.
- The proposed density of 12.28 units per acre slightly exceeds the density of 12 units per acre supported by the *General Development Policies*.
- Proposed development fronting Yuma Street provides a front or side façade to existing single family detached dwellings fronting Yuma Street.
- The requested zoning district, and proposed density and residential type, are generally consistent with the characteristics in the immediate area; and
- Apartments to the north are zoned R-17MF (multi-family residential), and townhomes directly to the west are zoned R-8MF(CD) (multi-family residential, conditional).

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from single family residential to multi-family residential at up to 17 dwellings per acre for the site.

### To Deny:

This petition is found to be consistent with the land use in the *Northeast District Plan*, and inconsistent with the *General Development Policies*, slightly exceeding the recommended density, based on the information from the staff analysis and the public hearing, and because:

- The adopted area plan recommends residential land use, and the *General Development Policies* support a density of up to 12 dwellings 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:**

**Approve or Deny**

**Maker:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**