Petition 2019-058 by Housing Authority of the City of Charlotte

To Approve:

This petition is found to be inconsistent with the *North Tryon Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential development up to 22 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 project is generally consistent with the existing development pattern in the area and is in context with the current use of the site.
- The petition commits one-hundred percent of the multi-family dwelling units constructed on the site will be affordable to households that earn 30% to 80% of the area median income.
- Currently 36 affordable housing units are located on the site. Built in 1990, the existing units will be demolished and replaced with 140 modernized affordable housing units.
- The petition commits to building a new waiting pad for the existing bus stop on W. 30th Street.
- The petition reserves the future right of way for the extension of N. Poplar Street through to W. 30th Street for improved connectivity.
- The petition commits to enhancing the pedestrian environment through multiple site design elements.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan* (2010), from residential use at up to 22 dwelling units per acre to residential use at greater than 22 dwelling units per acre for the site.

To Deny:

This petition is found to be inconsistent with the North Tryon Area Plan based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential development up to 22 dwelling units per acre.

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: