

Petition 2019-071 by FH 1524 Sunset Road, LLC

To Approve:

This petition is found to be **Consistent** with the *Northwest District Plan* (1996) and is consistent with the *General Development Policies* which supports residential density up to six dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses for this site.

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:

- At five dwelling units per acre, the petition is less dense than what the General Development Policies support.
- The petition respects the existing neighboring single-family development by strategically grouping townhomes at the front of the site off Sunset Road.
- The petition commits to enhancing the pedestrian environment through multiple site design elements.
- The petitioner commits to dedicating land to Mecklenburg County for greenway development, as recommended in the *Northeast District Plan*.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from residential development up to four dwelling units per acre use to residential development up to six dwelling units per acre use for the site.

To Deny:

This petition is found to be **Consistent** with the *Northwest District Plan* (1996) and is consistent with the *General Development Policies* which supports residential density up to six dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses for this site.

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: