

Petition 2018-150 by Robert T. Drakeford, TDC Greenville

To Approve:

This petition is found to be **inconsistent** with the *Central District Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses for the 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 proposed residential units complement the ever-growing Camp North End redevelopment, located one block to the northeast on Statesville Avenue, and provide potential residents with opportunities for enjoying recreation, the arts, and dining options within easy walking distance.
- The *General Development Policies* (2007) provide policy guidance and locational criteria for evaluating applicable parcels previously recommended for residential uses for density. While not recommended for residential uses, the *General Development Policies'* locational criteria would score this site for over 17 dwelling units per acre with design guidelines. At over 17 dwelling units per acre, this petition includes adequate additional commitments to design.
- The petition commits to enhanced architectural details such as recognizable architectural bases, modulations of building planes, façade articulation, screened service areas and mechanical (both at-grade and rooftop units) and raised or lowered entrances for street-facing, ground-level residential units.
- The conditional notes recognize the importance of the existing context of the community and limit the height of proposed structures directly across from existing single family homes along Callahan Street.
- The petition aligns with the *Central District Plan's* policy of "providing opportunities for higher density infill housing in appropriate locations throughout the district."

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

To Deny:

This petition is found to be **inconsistent** with the *Central District Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses for the 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: