

## Petition 2019-030 by Continental 475 Fund, LLC

### To Approve:

The petition is found to be **inconsistent** with the *Steele Creek Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends 4 dwelling units per acre on the northern portion of the property (Erwin Road), and 8 dwelling units per acre on the southern portion (South Tryon Street).

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 petitioner has reduced the number of units from 312 to 272, and the density from 10.2 DUA to 8.85 DUA.
- The proposed density of 10.2 8.85 DUA exceeds the 4 and 8 DUA recommendations for the site. The project layout has been adjusted to move buildings further away from existing single family residential homes to the south.
- The proposed development provides transportation improvements, including a new public road that will connect South Tryon Street to Erwin Road, and a multi-use path and CATS bus waiting pad on South Tryon Street.
- The proposed development provides a buffer between the proposed multi-family and existing single family on adjacent properties.
- The buildings will be limited to a height that is compatible with neighboring development.
- The proposed development is consistent with the existing mix of residential housing in the area.
- The petition provides common open space and amenity areas to support the proposed residential project.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from current residential land use up to 8 DUA and 4 DUA, to residential land use up to 12 DUA for the entire site.

### To Deny:

The petition is found to be **inconsistent** with the *Steele Creek Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends 4 dwelling units per acre on the northern portion of the property (Erwin Road), and 8 dwelling units per acre on the southern portion (South Tryon Street).

Therefore, we find this petition not be to reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- (To be explained by Zoning Committee)

**Motion:**  
**Approve or Deny**  
**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused**