

Petition 2019-181 by Woda Cooper Development, Inc.

To Approve:

This petition is found to be **consistent** with the *Northlake 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 be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The *Northlake Area Plan* recommends a mix of residential and nonresidential uses for this site, but also supports residential development up to 22 dwelling units per acre as a single use. At 11.92 dwelling units per acre, the petition is less dense than the recommended maximum density.
- The petition commits to providing a workforce housing program to ensure that the residential units are reasonably priced for person earning less than the median income for the area. For a period of 30 years, the petition commits to preserving all residential units on the site for households earning less than 80% of the area median income.
- The maximum building height is less than what the adopted policy would allow. The plan recommends limiting building height to 10 – 12 stories, and the petition limits building height to five stories.
- The petition commits to enhancing the pedestrian environment through site design elements which include internal sidewalks on both sides of the constructed public street. These improvements connect the site to existing pedestrian amenities along Northlake Centre Parkway and connect to nearby points of interest.
- The petition commits to increasing street connectivity by committing to construct the portion of Hucks Road that is located on the site. Hucks Road could eventually connect to future development on the parcel on the eastern side of this petition.
- The petition is committed to dedicating the greenway portion of the Parcel to Mecklenburg County Park and Recreation, fulfilling the area plan's goal of preserving this area of the site for open space and an eventual development of a pedestrian-oriented greenway.

To Deny:

This petition is found to be **consistent** with the *Northlake 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 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: