

Petition 2020-050 by Charlotte-Mecklenburg Housing Partnership

To Approve:

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

- The plan recommends institutional uses but maintains the existing institutional uses and is consistent with existing residential uses on the 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:

- The petition proposes to redevelop a portion of YWCA to allow a multifamily residential community.
- The site contains existing residential units to remain.
- The existing recreational uses will remain.
- The petitioner proposes a 10-foot landscape area to the north to enhance screening for an adjacent multifamily development.
- The development retains buffers along the west and south property lines adjacent single family homes and an existing assisted living facility.
- The proposed density of approximately 11.5 DUA is consistent with existing surrounding densities, and land use recommendations found in the *Park Woodlawn Area Plan*.

The approval of this petition will revise the adopted future land use as specified by the *Park Woodlawn Area Plan*, from institutional uses to single family/multi-family/institutional uses.

To Deny:

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

- The plan recommends institutional uses but maintains the existing institutional uses and is consistent with existing residential uses on the 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 Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: