

Petition 2020-051 by M/I Homes of Charlotte, LLC

To Approve:

This petition is found to be **inconsistent** with the *Prosperity Hucks Area Plan* (2015) recommendation of 4 dwelling units per acre, but **consistent** with the plan's recommendation of residential uses based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to 4 dwelling units per acre.

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:

- This 21.9-acre site is located off Ridge Road and proposes up to 98 single family attached units.
- The Prosperity Hucks Area Plan (2015) recommends residential use up to 4 dwelling units per acre (DUA) for this site. At 4.47 DUA, this petition is only slightly above the recommended density.
- This petition commits to furthering connectivity among residential areas in this area by including a street connection to the existing subdivision located on the left of the site, and by including 2 road stubs on the right side of the site to allow for connectivity with future developments.
- The petition commits to enhancing the pedestrian environment by including front porch stoops on all homes and walkways which will connect all residential entrances to sidewalks along public and private streets.

The approval of this petition will revise the adopted future land use as specified by the Prosperity Hucks Area Plan (2015), from residential uses up to 4 DUA to residential uses up to 5 DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the *Prosperity Hucks Area Plan* (2015) recommendation of 4 dwelling units per acre, but **consistent** with the plan's recommendation of residential uses based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to 4 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: