

## Petition 2020-134 by Impact, LLC

### To Approve:

This petition is found to be **consistent** with the *Catawba Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential, office, and/or retail for 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 proposed use is consistent with the mixed-use recommendation for the site of residential/office and/or retail.
- The site is located at the interchange of Mount Holly Road and Interstate 485, where other mixed-use developments have been approved.
- The proposed multi-family development is not adjacent to any existing or proposed single-family uses, but retail uses only, and across from light industrial.
- Multi-family development at this location would provide a mix of housing types in the general vicinity.
- The site is in close proximity to a pair of bus stops for CATS Route 18.

### To Deny:

This petition is found to be **consistent** with the *Catawba Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential, office, and/or retail for 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 the Zoning Committee)

### Motion:

### Approve or Deny

### Maker:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: