

Petition 2020-153 by insert 9900 Mount Holly Road LLC

To Approve:

This petition is found to be **consistent** with the land use recommendation for this site as per the *Catawba Area Plan*, but it is **inconsistent** with the density recommendation based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential; and
- The plan recommends 12 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 proposed residential land use is consistent with the land use recommendation as per the *Catawba Area Plan*.
- The portion of the site along Mount Holly Road is already zoned for multi-family land uses at R-17MF.
- The site is located at the interchange of Interstate 485 and Mount Holly Road, adjacent to a future neighborhood serving retail center, which would support a higher density multi-family residential development.

The approval of this petition will revise the adopted future land use as specified by the *Catawba Area Plan*, from residential up to 12 DUA to residential up to 17 DUA land use for the site.

To Deny:

This petition is found to be **consistent** with the land use recommendation for this site as per the *Catawba Area Plan*, but it is **inconsistent** with the density recommendation based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential; and
- The plan recommends 12 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: