

Petition 2020-162 Mt Island Promenade, LLC

To Approve:

This petition is found to be **consistent** with the *Brookshire/I-485 Interchange Study* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Residential/Office/Retail uses.

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:

- This site in this petition was previously rezoned under Rezoning 2016-128. Rezoning 2016-128 approved 125 acres on the eastern side of Mt. Holly-Huntersville road for a large mixed-use development which included commercial, retail, and residential.
- Rezoning 2016-128 approved Development Area A-1 to have two principle buildings with no drive-through and only an accessory drive-through use for a bank in Development Area A.
- This petition seeks to amend the previous approved conditional plan to allow one drive-through in Development Area A-1 and an additional drive-through for a portion of Development Area A, labeled Development Area A-P on the site plan. There would be no increase in the previously approved square footage of the site.
- The petition commits to enhanced and complementary architectural details such as translucent windows, gable roofs, complementing wall textures.
- Along the site's frontage on each of the abutting Sugar Magnolia Drive and the opposite side of Smith Farm Road (where development occurs) the petitioner commits to providing an 8-foot planting strip and a 6-foot sidewalk to improve the pedestrian experience.

To Deny:

This petition is found to be **consistent** with the *Brookshire/I-485 Interchange Study* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Residential/Office/Retail uses.

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: