

## Petition 2020-167 by Hopper Communities

### To Approve:

This petition is found to be **consistent** with the *North Tryon Area Plan* (2010) recommendation of Residential/Office/Retail use but inconsistent with the area plan's recommendation of a residential density of up to 22 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Residential/Office/Retail with a residential density of up to 22 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 petition proposes up to 73 single family attached townhomes for a density of 23.7 DUA.
- While slightly higher than the area plan's recommended density of 22 DUA, this petition helps to stabilize the interior Graham Heights and Lockwood neighborhoods by creating a compatible adjacent land use on the neighborhood edges, thus providing an appropriate buffer between the neighborhoods and the industrial uses on the other side of North Graham Street, as proposed in the area plan.
- This petition commits to providing internal and external sidewalks and pedestrian connections, following the area plan's recommendation to provide pedestrian accessibility from the interior neighborhoods to other areas for this section of the plan area.
- Each single family attached home built on the site will be alley or rear loaded, maximizing the pedestrian experience throughout the development.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan* (2010), from Residential/Office/Retail to Residential up to 43 dwelling units per acre for the site.

### To Deny:

This petition is found to be **consistent** with the *North Tryon Area Plan* (2010) recommendation of Residential/Office/Retail use but inconsistent with the area plan's recommendation of a residential density of up to 22 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Residential/Office/Retail with a residential density of up to 22 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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: