

## **Petition 2021-018 by MREC Vision Northend, LLC**

### **To Approve:**

This petition is found to be consistent with the *North Tryon Area Plan* (2010) recommendation of residential use, but inconsistent with the plan's recommended 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 use 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's proposal of multi-family units up to 29.3 dwelling units per acre (DUA) is inconsistent with the area plan's recommendation of up to 22 DUA, but the area plan does mention that a density increase of up to 30 DUA could be considered with the appropriate transition to existing single family.
- The site plan commits to establishing a 15-foot buffer between the single-family homes at the back of the site along with a 6-foot fence and commits to limiting building height up to 50-feet, per ordinance requirements.
- The petition follows the area plan's recommendation of incorporating sidewalks within the development that connect to public or existing sidewalks by improving and adding 8-foot sidewalks and 8-foot planting strips along all portions of public streets.
- The area plan recommends front porches, balconies, and varying façades on new development. This petition proposes that all first story facades of all buildings along streets shall incorporate columns, awnings, arcades, porches, stoops, windows, doors, or other architectural elements, so as to provide an improved pedestrian experience and to provide visual divisions between the first and second stories if the building is more than one story.

The approval of this petition will revise the adopted future land use as specified by the *North Tryon Area Plan* (2010), from Residential up to 22 DUA to Residential over 22 DUA for the site.

### **To Deny:**

This petition is found to be consistent with the *North Tryon Area Plan* (2010) recommendation of residential use, but inconsistent with the plan's recommended 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 use 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:**