

Petition 2021-015 by Exponential Development, LLC

To Approve:

This petition is found to be **inconsistent** with the *Central District Plan* based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends retail land use for this site.

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:

- The proposed residential land use, while inconsistent with the retail use recommended for this site, is consistent with the existing residential development pattern in the area.
- The site has not been developed for retail uses despite being zoned for such use since 1968.
- The proposed density of 11.35 dwelling units per acre is within the General Development Policies (GDP) score of up to 12 dwelling units per acre for this site.
- The site is served by two CATS bus routes and the petition has committed to constructing a bus pad and shelter onsite. Additionally, the site is within ¼ mile of a Mecklenburg County park and ½ mile of a CMS K-8 school.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from retail to multi-family at up to 12 dwelling units per acre for the site.

To Deny:

This petition is found to be **inconsistent** with the *Central District Plan* based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends retail land use for this site.

Therefore, 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: