

Petition 2020-027 by Evergreen Living

To Approve:

This petition is found to be inconsistent with the *Northwest District Plan* (1990) recommendation of single family based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to 4 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 140 single family attached dwelling units for a density of 7.38 DUA.
- While inconsistent with the area plan and with the GDP recommendation of a density between 4-6 DUA, the petition does help to fulfill the area plan's goal of encouraging a wide range of housing opportunities with an emphasis upon quality of development.
- The parcel to the left of the site has a future land use of Single-Family/Multi-Family up to 8 DUA, meaning that the slightly higher density requested in this petition would not be out of character with the potential density allowed in the adjacent parcel.
- The petition proposes to incorporate certain architectural and design features for an enhanced pedestrian experience, including minimized garage doors, 6-foot sidewalks and 8-foot planting strips along internal streets, and a 12-foot shared-use path and 8-foot planting strip along the site's frontage on Mt. Holly-Huntersville Road.
- The petition proposes constructing a public street in the middle of the site with two street stubs on either end, to ensure street connectivity and access between future constructed developments on the site's adjacent parcels.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan* (1990), from Single Family Residential ≤ 4 DUA to Residential ≤ 8 DUA for the site.

To Deny:

This petition is found to be inconsistent with the *Northwest District Plan* (1990) recommendation of single family based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to 4 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: