

Petition 2021-052 by Woodlawn Community Fellowship

To Approve:

This petition is found to be **inconsistent** with the *South District Plan*. However, the *General Development Policies* support the requested density over 17 units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential use up to 3 dwelling units per acre.
- The petition proposes up to 38 single family attached dwellings for density of 21.83 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:

- The proposed product type is consistent with existing development in the subject area.
- The site plan provides commitments that help ensure compatibility with neighboring single family homes, including a 10 ft wide landscape area within a 12 ft wide separation from the southern property line, limiting the height of the southern most units to 40 feet, 8 internal visitor parking spaces and traffic calming measures internal to the site and along Pinehurst Place.
- There are other multi-family residential and urban residential zoning and uses nearby along Woodlawn Road.
- The increased density supports existing shopping center approximately 1,500 feet to the west of the site.
- The site is in a location ideal for pedestrian activity with the Cross Charlotte Trail/Little Sugar Creek Greenway 820 feet to the west and Briar Creek Greenway 1400 feet to the east.
- The site is located at the intersection of two major thoroughfares and not ideal for single family residential.
- Works to preserve character of existing streetscape by committing to protect and preserve existing trees along Woodlawn Road and Selwyn Avenue by utilizing best practices including bridging sidewalks where necessary.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential less than or equal to 3 units per acre to residential use less than or equal to 22 units per acre for the site.

To Deny:

This petition is found to be **inconsistent** with the *South District Plan*. However, the *General Development Policies* support the requested density over 17 units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential use up to 3 dwelling units per acre.
- The petition proposes up to 38 single family attached dwellings for density of 21.83 units per acre.

(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: