

Petition 2021-138 by City of Charlotte

To Approve:

This petition is found to be **inconsistent** with the *South District Plan* and **inconsistent** with the density recommended by the *General Development Policies* 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 *General Development Policies* support residential use up to 12 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 petition would allow residential density up to 22 dwelling units per acre.
- The proposed zoning serves as transition in allowed land use and density between the multi-family to the west and the institutional and commercial uses to the east.
- The site is located adjacent to a commercial node and within walking distance to retail amenities and employment opportunities including grocery stores, eating drinking and entertainment establishments, offices, hotel, police department and future hospital.
- The site is located on a major thoroughfare connecting to Johnston Road and Lancaster Highway.
- Due to site location and surrounding development it is not appropriate for development of single family detached residential.
- The proposal provides opportunities for additional and diverse housing options in the area.

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

To Deny:

This petition is found to be **inconsistent** with the *South District Plan* and **inconsistent** with the density recommended by the *General Development Policies* 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 *General Development Policies* support residential use up to 12 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: