

Petition 2021-078 by M/I Homes of Charlotte, LLC

To Approve:

This petition is found to be consistent with the *Prosperity Hucks Area Plan's* recommendation of residential use, but is inconsistent with the recommended density of 4 DUA based on the information from the staff analysis and the public hearing, and because:

- The plan recommends 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:

- The proposed density of 4.99 DUA is only slightly above the area plan's recommended density for this site, and the residential use is consistent with the plan.
- This proposal commits to connecting the site's internal public streets to the three existing adjacent public stub streets, two from the existing neighborhood to the west of the site, and one from the existing neighborhood on the east of the site. Building out these connections will further fulfill the area plan's goal of providing an interconnected street layout for neighborhoods in this area.
- To the east of this petition are several other recently approved rezonings (2020-051, 2020-120, 2017-135) on this side of Ridge Road, all of them to R-8MF(CD) but with an actual density limit of up to 5 DUA.
- The petition commits to developing an 8-foot planting strip and a 12-foot multi-use path along the site's frontages on Ridge Road, connecting with the other 12-foot mixed-use paths provided in Petitions 2020-051 and 2020-120, as well as a sidewalk and planting strip alongside the site's internal streets.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan* (2015), from Residential ≤ 4 DUA to Residential ≤ 5 DUA for the site.

To Deny:

This petition is found to be consistent with the *Prosperity Hucks Area Plan's* recommendation of residential use, but is inconsistent with the recommended density of 4 DUA based on the information from the staff analysis and the public hearing, and because:

- The plan recommends 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: