

## Petition 2021-090 by APM Mallard Creek, LLC

### To Approve:

This petition is found to be is **inconsistent** with the *Northwest District Plan* (1990) recommendation of Single-Family residential use up to 4 dwelling units per acre, but **consistent with the *General Development Policies (GDP)***, which support a density of up to 8 dwellings per acre 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.
- The *General Development Policies* support up to 8 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 33 for-sale townhome units for a density of 7.9 dwelling units per acre (DUA).
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. This petition meets the *General Development Policies* locational criteria for consideration of up to 8 DUA.
- The *Northwest District Plan* (1990) has a goal of encouraging a wide range of housing opportunities with an emphasis upon quality of development. This petition will provide increased housing opportunities in this area of Charlotte.
- The petition commits to enhancing the pedestrian environment through site design elements which include a 12-foot shared use path along Mallard Creek Road as well as an 8-foot planting strip.

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

### To Deny:

This petition is found to be is inconsistent with the *Northwest District Plan* (1990) recommendation of Single-Family residential use up to 4 dwelling units per acre, but consistent with the *General Development Policies* (GDP), which support a density of up to 8 dwellings per acre 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.
- The *General Development Policies* support up to 8 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:

### 2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: