

Petition 2021-150 by Tribute Companies, Inc.

To Approve:

This petition is found to be **consistent** with the *Northeast Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends single family/multi-family/office use with residential density ranging between 4-12 units per acre.

Therefore, 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:

- Limits the number of units to 380 for a density of 10.25 dwelling units per acre.
- The site is located on a major thoroughfare and provides new public street network including the extension of Caldwell Road a proposed major thoroughfare.
- The site is located in area with recent similar type and density development activity including multi-family and commercial uses to the west at Trevi Village and is in close proximity to the Charlotte Motor Speedway across the Cabarrus County border.
- The petition commits to dedicate 1.1 acres for future neighborhood park to Mecklenburg County Parks and Recreation.

To Deny:

This petition is found to be **consistent** with the *Northeast Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends single family/multi-family/office use with residential density ranging between 4-12 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: