

**Petition 2018-005 by Meritage Homes of the Carolinas, Inc.**

**To Approve:**

This petition is found to be **inconsistent** with the *Albemarle Road/I-485 Interchange Study* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends park and open space based on the current use of the site as a golf course.

(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 request will allow the redevelopment of the site with single family detached residential uses and will allow site design flexibility on the property which is encumbered by flood plain; and
- The proposed density of 2.46 dwelling units per acre is less than what is allowed under the current zoning and is less than the adopted plan recommendation of four dwelling units per acre; and
- The new development will extend street stubs and provide street extensions to abutting properties, which is consistent with the City Council connectivity policy.
- The request is compatible with the abutting established single family detached neighborhoods; and
- The proposal exceeds the minimum 10% tree save requirement, with a total of 14.2 acres of tree save area, and a substantial amount of open space, at 56.7 acres.

**To Deny:**

This petition is found to be inconsistent with the *Albemarle Road/I-485 Interchange Study* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends park and open space based on the current use of the site as a golf course.

(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 by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Motion to: Approve, Deny, Defer to \_\_\_\_\_.

Choose one: as it appears before us.  
as presented by \_\_\_\_\_  
as modified as follows: \_\_\_\_\_

And the adoption of the consistency statement

Choose one: as it appears before us.  
as presented by \_\_\_\_\_

as modified as follows: \_\_\_\_\_

Second by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Vote: \_\_\_\_\_ Recused: \_\_\_\_\_ Absent: \_\_\_\_\_