

Petition 2021-256 by NVR, Inc.

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type for Development Area A, and **consistent** with the Neighborhood 2 Place Type for Development Area B and a portion of Development Area C. The petition is **inconsistent** with the Neighborhood 1 Place type along Concord Road for a portion of Development Area C.

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 proposes a variety of housing types.
- Lower density housing is proposed for the northern portion of the site in the area recommended for Neighborhood 1, while higher intensity housing is proposed closer to Old Concord Road with a transition to single family housing where it abuts single family housing.
- The petition commits a minimum six-acre portion of Development Area A to Mecklenburg County for a future neighborhood park.
- The petition commits to constructing a pedestrian connection from the site to the future greenway trail.
- The proposal commits to a range of transportation improvements, including upgrades to traffic signals and a 12-foot-wide multi-use path along the site's frontage on Old Concord Road.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments
 - 9: Retain Our Identity & Charm

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* from the Neighborhood 1 to Neighborhood 2 Place Type for a portion of Development Area C.

To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type for Development Area A, and **consistent** with the Neighborhood 2 Place Type for Development Area B and a portion of Development Area C. The petition is **inconsistent** with the Neighborhood 1 Place type along Concord Road for a portion of Development Area C.

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: