

Petition 2017-180 by JS Helms Family Properties, LLC

To Approve:

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

- The plan recommends single family residential at a density of up to four 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:

- (To be explained by the Zoning Committee)

To Deny:

The petition is inconsistent with the *Albemarle Road/I-485 Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential at a density of up to four units per acre.

(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:

- The site plan includes a mix of low and moderate density residential uses as well as commercial uses; and
- Although the proposal is inconsistent with the plan there is the potential to create a walkable multi use village center on this site, and to retain a large existing pond on the rear of the site;
- However, staff does not believe that the site plan has adequately integrated the commercial uses into a walkable multi use center; and
- The proposed commercial uses are located on the exterior of the property fronting on Albemarle Road and are largely separated from the residential uses by parking areas and an internal driveway, making pedestrian access challenging; and
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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: _____

