

Petition 2018-071 by Dependable Development, Inc.

To Approve:

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

- The plan recommends residential uses at up to five dwelling 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:

- The petition proposes a minor change from the previously approved rezoning that will clarify yard requirements; and
- The proposed single family development is located directly between two established single family detached neighborhoods; and
- The petition will provide a single family connection from the single family development to the north which has lot widths consistent with the proposed development and the single family development to the south, maintaining the single family character of the area; and
- The new development will extend stub streets from both adjacent developments.
- The development will also support connectivity by providing a public street connection to Caldwell Road and future Farmington Ridge Parkway in Cabarrus County.

To Deny:

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

- The plan recommends residential uses at up to five 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:
2ND:

Vote:
Dissenting:
Recused: