

Petition 2018-067 by NVR, Inc.

To Approve:

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

- The plan recommends residential at up to 12 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 site is located ½ mile southwest of the Concord Mills retail area and mixed-use node in the City of Concord across the Cabarrus/Mecklenburg County line; and
- The proposed site plan provides alley loaded townhomes along with public streets, off-site transportation improvements, and the continuation of a street parallel to Mallard Creek Road that will help improve the pedestrian and vehicular networks internal and external to the site; and
- The surrounding area contains a number of recently adopted multi-family developments, consistent with the adopted land use policy for the area.

To Deny:

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

- The plan recommends residential at up to 12 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 Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused