

Petition 2019-062 by Suncrest Real Estate and Land

To Approve:

This petition is found to be **inconsistent** with the *Newell Small Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office and retail land uses.

(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 site is adjacent to a high-speed railroad corridor and access to Old Concord via Rocky River Road has been severed making it less likely for commercial development to occur on the subject property.
- The commitment to build the University East collector will provide additional connectivity between Newell Hickory Grove Road to University East Drive to better accommodate single family attached development.
- The petition commits to public recreation and mobility options through the dedication of the 100-foot SWIM Buffer of Back Creek located on the site to Mecklenburg County for future greenway development.
- This site was originally rezoned from a residential zoning district to an office district with petition 1995-040(C). The original intent was for this area to develop with residential uses. In fact, much of the site abuts established residential uses or zoning.
- The area directly across Rocky River Road has not developed according to the office land use recommendation; the existing use is residential.
- Due to the transportation constraints and abutting single family development, it is unlikely that this site would ever develop with the intended office or retail uses.

The approval of this petition will revise the adopted future land use as specified by the *Newell Small Area Plan*, from office use to residential use up to 12 dwelling units per acre for most of the site, and will revise the adopted future land use from office and retail uses to residential use up to 12 dwelling units per acre for parcels 10501213, 10501108.

To Deny:

This petition is found to be **inconsistent** with the *Newell Small Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office and retail land uses.

(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: