

Petition 2018-092 by Contravest Development Partners, LLC

To Approve:

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

- The plan recommends office/industrial land uses on a portion of the site and light industrial uses on the remainder of the site.

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:

- While the proposed development is inconsistent with the office/industrial and light industrial land uses recommended for this site, it would provide a reasonable transition between existing single family uses, and possible industrial uses that could develop at the intersection of WT Harris Boulevard and Old Statesville Road.
- The proposed use would be compatible and complimentary to an approved mixed-use project directly across Old Statesville Road.
- The project will provide adequate open space amenities for residents.
- The project will contribute funds to the NCDOT quad-left project including funds for sidewalks and planting strips held in escrow until 2028.
- The petitioner will provide a temporary access point to remain until NCDOT's construction of the Quad Left Road (STIP U-5772) is complete, at which time the property will be provided with a permanent second access point via a public street connection to the Quad Left Road.

The approval of this petition will revise the adopted future land use as specified in the Northeast District Plan, from the current light industrial and office/industrial land uses, to residential land use up to 22 dwelling units per acre for the site.

To Deny:

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

- The plan recommends office/industrial land uses on a portion of the site and light industrial uses on the remainder of the site.

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 prepared by Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused:

