

Petition 2019-160 by Meritage Homes of the Carolinas

To Approve:

This petition is found to be **consistent** with *the Northwest District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses at up to four 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:

- This petition proposes 280 single family attached dwelling units, at 3.47 units per acre, which is consistent with the recommended density of the *Northwest District Plan* (1990) of up to 4 dwelling units per acre.
- Surrounding retail, church, school, and park uses will provide support services for the proposed attached residential use.
- The petition commits to incorporate design standards that stay true to the desired residential character of the area, such as minimizing the visual impact of garage doors, and using a combination of construction materials.
- The petition proposes to incorporate street connectivity in the construction of the site by including multiple entrances and exits into the development, and by dedicating rights-of-way to CDOT for future residential and collector roads.
- The petition commits increasing future residents' quality of life by dedicating a 100-foot SWIM buffer and a minimum of 2 acres of site area to Mecklenburg County for future greenway use and for a future neighborhood park.

To Deny:

This petition is found to be consistent with the *Northwest District Plan* based on the information from the staff analysis and the public hearing, and because:

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

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: