

Petition 2020-019 by Dependable Development, Inc.

To Approve:

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

- The plan recommends residential uses up to four dwelling units per acre (DUA) and greenway uses for 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:

- The requested density (4.29 DUA) is only marginally higher than the recommended residential density for the site (4 DUA).
- The site's dedication of a 40-foot easement to Mecklenburg County Parks and Recreation is consistent with the park/open space recommendation for a portion of the site.
- The petition helps achieve the vision of the Rocky River Road Area Plan by offering housing opportunities that offer high-quality design principles (through its commitment to enhanced architectural design standards) and through on-site open space preservation (through a dedication of a 40-foot easement for future greenway construction).

The approval of this petition will revise the adopted future land use as specified by the Rocky River Road Area Plan from residential up to 4 DUA and greenway to residential up to 5 DUA for the portion of the site that is not recommended for greenway.

To Deny:

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

- The plan recommends residential uses up to four dwelling units per acre (DUA) and greenway uses for 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 explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: