



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 18.06 acres located on the north side of Mallard Creek Road, east of Ridge Road, west of Carolina Lily Lane. (Outside City Limits)

**PETITIONER**

NVR, Inc.

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This 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 petition is consistent with the *Northeast Area Plan* recommendation for residential at up to 12 dwelling units per acre.

Therefore we find this petition to be reasonable and in the public interest based on 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 across the Cabarrus/Mecklenburg County line in the City of Concord; 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.

Motion/Second: Ham / Gussman

Yeas: Fryday, Gussman, Ham, McClung, McMillan, and Samuel

Nays: None

Absent: Watkins

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

A commissioner asked if the intersection of Mallard Creek Road and King's Grant Drive was to be signalized. Staff responded that it likely would be in the future.

There was no further discussion of this request.

**PLANNER**

Claire Lyte-Graham (704) 336-3782