

CONSISTENCY STATEMENT

Action to Enter into a Development Agreement for Implementation of a Master Plan for the Robert Farm Property

BE IT HEREBY RESOLVED by the Board of Aldermen for the Town of Black Mountain, that in accordance with the provisions of North Carolina General Statute 160A-383, the Board hereby finds and determines that the adoption of the Development Agreement and Master Plan for the property known as the Roberts Farm is consistent with the adopted 2004 Comprehensive Plan and Section 153.151 "Requirements for Change" of the Town Ordinances, and is both reasonable and in the public interest because:

- The proposed development meets the intent and guidelines of the current slope ordinance and zoning density as a PUD of the zoning district in which it is located.
- This development will create a new mix of housing at price points which are affordable to working people.
- This development is designed to match the character of the surrounding neighborhood.
- A Traffic Study sealed by a certified traffic engineers indicates that the existing roads have adequate capacity to accommodate the increased traffic from the development.
- This plan facilitates the use of block interiors for the use of parking and vegetative buffering for neighboring properties.

I move that the foregoing statement be adopted as the Board's statement of consistency in support of the ordinance amendment proposed.

\_\_\_\_\_  
Alderman

READ, APPROVED AND ADOPTED, by a vote of \_\_\_\_\_ to \_\_\_\_\_, this the 12<sup>th</sup> day of October, 2009.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Rosa B. Hilbert, Deputy Town Clerk