

Petition 2021-094 by Icon Custom Masonry, Inc.

To Approve:

This petition is found to be **consistent** with the *Tyvola Archdale Transit Station Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use less than or equal to 22 dwellings 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:

- The petition proposed a single family attached community with up to 33 units for a density of 17.4 units per acre.
- The site is currently zoned multi-family and is adjacent to multi-family zoning and development.
- The site provides a transition of land use from the single family to the east to the commercial to the west.
- Provides a landscape area and screen fence along the northern and eastern property line adjacent to single family.
- The site is within approximately ½ mile from the Archdale Transit Station on the Lynx Blue Line.

To Deny:

This petition is found to be **consistent** with the *Tyvola Archdale Transit Station Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use less than or equal to 22 dwellings per acre.

However, 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: