

Petition 2017-197 by The Woda Group, Inc.

To Approve:

The Zoning Committee finds the petition to be **inconsistent** with the *Steele Creek Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The adopted plan recommends residential land use up to eight dwelling units per acre.

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:

- (To be explained by the Zoning Committee)

To Deny:

The Zoning Committee finds the petition to be **inconsistent** with the *Steele Creek Area Plan* based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential land uses at up to eight 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:

- The proposed development is inconsistent with the density recommendation from the Steele Creek Area Plan for up to eight dwelling units per acre (DUA), although it is consistent with the residential land use recommendation for the site; and
- As a public street is located along the south side of the property, a buffer is not required; therefore, no visual barrier will be in place for the adjacent existing single family residential properties to the south; and
- In addition, an increase in the density above what is recommended by the plan could have negative impacts (additional building height, transportation congestion, etc.) on the single family residential properties that have not redeveloped.

Motion by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Motion to: Approve, Deny, Defer to _____.

Choose one: as it appears before us.
as presented by _____
as modified as follows: _____

And the adoption of the consistency statement

Choose one: as it appears before us.
as presented by _____
as modified as follows: _____

Second by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Vote: _____ Recused: _____ Absent: _____