

## Petition 2020-107 by Drakeford Communities

### To Approve:

The petition is found to be **consistent** with the *Central District*, based on information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends single family residential up to 4 units 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 proposal is consistent with the land uses immediately north, south and east.
- The proposed density of 2.30 units per acre is less than the recommended 4 units per acre.
- The request will establish a building setback consistent with existing single family detached homes along Briar Creek Road.
- Transportation improvements will accommodate a 6-foot sidewalk, 8-foot planting strip, and bike lane with 3-foot buffer.

### To Deny:

The petition is found to be **consistent** with the *Central District Plan*, based on information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends single family residential up to 4 units 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 Zoning Committee)

**Motion:**  
**Approve or Deny**  
**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**