

Petition 2021-142 by PDC Land Acquisition, LLC

To Approve:

This petition is found to be **consistent** with the land use recommendation of the *Northwest District Plan* but **inconsistent** with the density recommendation based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multifamily residential for the majority of the site and single family residential for the remaining portion of the site.
- The plan recommends a maximum of 8 dwelling units per acre (DUA) for the majority of the site and 4 DUA for the remainder of the site.
- The petition meets the General Development Policy (GDP) guidelines for consideration of residential at up to 12 DUA.

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:

- While the proposed residential density exceeds the recommendations of the Northwest District Plan, it is consistent with the residential component of the land use recommendation, and compatible with the GDP supported density of up to 12 dwelling units per acre.
- The proposed development will provide a mix of housing types, allowing for a variety of households to live in the area.
- The proposed site plan will improve road connectivity in the area providing alternative access points to existing neighborhoods.
- The petition commits to installing a traffic signal at Moores Chapel Road & Kendall Drive, which will improve mobility along Moores Chapel Road and provide safer ingress and egress from the commercial uses located off of Kendall Drive.
- The commercial use proposed for the site will provide a neighborhood gathering space in walking distance for residents of this site and surrounding neighborhoods.

The approval of this petition will revise the adopted future land use of multi-family up to 8 DUA and single family up to 4 DUA as per the *Northwest District Plan*, to multi-family up to 12 DUA land use for the site.

To Deny:

This petition is found to be **consistent** with the land use recommendation of the *Northwest District Plan* but **inconsistent** with the density recommendation based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multifamily residential for the majority of the site and single family residential for the remaining portion of the site.
- The plan recommends a maximum of 8 dwelling units per acre (DUA) for the majority of the site and 4 DUA for the remainder of the site.
- The petition meets the General Development Policy (GDP) guidelines for consideration of residential at up to 12 DUA.

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: