

Petition 2017-069

To Approve:

- ([I move that the](#)) Zoning Committee finds this petition to be **consistent** with *South District Plan* and meets appropriate criteria in the *General Development Policies* for development at up to four dwellings per acre based on the information from the staff analysis and the public hearing, and because:
 - The plan recommends single family residential use; and
 - The petition meets criteria for development up to four units per acre with the provision of sewer, meetings with staff, evaluation of the road network and appropriate site design.
- ([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 subject area is currently entitled for a total of 59 single family homes. The proposal increased the number of units allowed on the portion of the site previously specified for five lots but decreases the total number of homes allowed to 25; and
 - The original Heydon Hall rezoning allowed an average density of three dwelling units per acre. The densest portions of the existing neighborhood are developed at approximately five units per acre. The proposal for 24 lots, with the possibility of 25 lots under certain conditions, for up to 3.54 dwelling units per acre is consistent with the existing Heydon Hall neighborhood; and
 - The petition provides for a revised layout of single family homes within the Heydon Hall community consistent with the area plan recommendations; and
 - The site design and commitments are similar and compatible with the existing community because:
 - Lot widths shown along Heydon Hall Circle match the widths of the existing parcels along the street; and
 - Minimum lot size of 7,200 square feet and 9,600 square feet for the lots along Heydon Hall Circle are similar to other lots within Heydon Hall; and
 - Setbacks and yards are similar to the existing Heydon Hall community; and
 - Private street design matches the existing private streets within Heydon Hall.

Consistency to Approve:

Maker: McClung

2ND: Majeed

Vote: 6-0

Recommendation to Approve:

Maker: Majeed

2ND: McMillan

Vote: 6-0