

Petition 2021-190 by Blue Heel Development

To Approve:

This petition is found to be **consistent** with the *South District Plan* recommendation for single family residential use, but **inconsistent** with the recommended density. However, the proposed density is supported by the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends 3 dwelling units per acre.
- The proposed density is 5.88 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 proposed density of 5.88 units per acre is consistent with the density of surrounding residential development of 4.94 to the west, 6.96 to the east, 5.77 to the north, and 5.94 to the south.
- The proposed attached triplex and quadraplex housing is consistent with surrounding residential development that contains a mix of attached and detached housing.
- The conditional plan provides architectural standards for, including but not limited to, exterior building materials, blank walls, front porches and stoops and garage doors that are compatible with surrounding residential development.
- The proposal is for an infill parcel located on Wade Ardrey Rd. and adds additional housing options to the area.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family up to 3 units per acre to residential up to 6 units per acre for the site.

To Deny:

This petition is found to be **consistent** with the *South District Plan* recommendation for single family residential use, but **inconsistent** with the recommended density. However, the proposed density is supported by the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends 3 dwelling units per acre.
- The proposed density is 5.88 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 the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: