Petition 2021-249 by Mill Creek Residential

To Approve:

This petition is found to be inconsistent with the *Steele Creek Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential at up to 4 dwelling units per acre (DUA).

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:

- The proposed development is inconsistent with the density recommendation for this site but is consistent with the residential land use recommendation.
- The proposed development for attached and detached single family units is compatible with the surrounding low-density residential development in the area.
- The Steele Creek Area Plan set as a goal to upgrade farm-to-market roads and extend/widen key thoroughfares as a key policy objective in providing balanced growth for the area. The petition commits to providing right of way dedication for Steele Creek Road as well as left and right turn lanes at the primary access point from Steele Creek Road.
- The petition commits to enhancing pedestrian and bicycle mobility in the area by constructing a 12' multi-use path along Steele Creek Road and minimum 6' wide sidewalk along all internal network streets.

  The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential up to 4 DUA to residential up to 6 DUA for the site.

To Deny:

This petition is found to be inconsistent with the *Steele Creek Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential at up to 4 dwelling units per acre (DUA).

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:

- (To be explained by the Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: