

Petition 2019-140 by C Investments 5 LLC

To Approve:

This petition is found to be **inconsistent** with the *South District Plan (1993)* recommendation for single family residential at three units per acre for this site. The petition is **consistent** with the *General Development Policies* recommendation for residential uses at the proposed density based on the information from the staff analysis and the public hearing, and because:

- The conditions of the site plan limit the development to a maximum of 21 single-family attached dwellings at 9.45 DUA for the site.

(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 site is an infill parcel with frontage on Providence Road West.
- Although immediately abutting single family homes there are a number of attached residential developments in R-8MF, R-12MF, MX-2 and UR-2 zoning nearby and along Providence Road West.
- The plan provides buffer/ screening abutting single family homes.
- The plan limits the height of the buildings to 40-feet consistent with the allowed height of single family heights.
- The plan provides architectural standards compatible with the character of single family homes related to building materials, limitations on blank walls, and visible garage doors.
- The plan provides enhanced landscaping within the building setback along Providence Road West consistent with other development along the corridor.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from residential at three units per acre to residential at 12 units per acre for the site.

To Deny:

This petition is found to be **inconsistent** with the *South District Plan (1993)* recommendation for single family residential at three units per acre for this site. The petition is **consistent** with the *General Development Policies* recommendation for residential uses at the proposed density based on the information from the staff analysis and the public hearing, and because:

- The conditions of the site plan limit the development to a maximum of 21 single-family attached dwellings at 9.45 DUA for the site.

(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: