

Petition 2021-108 by Enquor Construction, LLC

To Approve:

This petition is found to be both **consistent** and **inconsistent** with the *Brookshire/I-485 Interchange Study* based on the information from the staff analysis and the public hearing, and because:

- The *Brookshire/I-485 Interchange Study* recommends single family land use; but
- The petitioner's request exceeds the *Study's* recommendation for density of no more than 4 dwelling units per acre (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:

- The petition is consistent with the single-family land use recommendation for the area.
- While the requested density of 6 DUA exceeds the land use plan recommendation, it meets the General Development Policies (GDPs) for 6 dwelling units per acre, and the proposed development will remain single-family.
- The site is approximately ½ mile from amenities including Coulwood Shopping Center and Mountain Island Lake Academy PreK-8.

The approval of this petition will revise the adopted future land use as specified by the *Brookshire/I-485 Interchange Study*, from single-family up to 4 DUA recommended land use to single family up to 6 DUA land use for the site.

To Deny:

This petition is found to be both **consistent** and **inconsistent** with the *Brookshire/I-485 Interchange Study* based on the information from the staff analysis and the public hearing, and because:

- The *Brookshire/I-485 Interchange Study* recommends single family land use; but
- The petitioner's request exceeds the *Study's* recommendation for density of no more than 4 dwelling units per acre (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: