

Petition 2021-130 by DRB Group

To Approve:

This petition is found to be **inconsistent** with the land use recommendation of the *Central District Plan* but **consistent** with the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends industrial and single family land use for the site; and
- The *General Development Policies* support consideration for up to 12 dwelling units per acre on 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:

- While inconsistent with the adopted single-family and industrial land uses for this site, the proposed single family attached development is an appropriate transition between the existing single-family neighborhood along Clyde Drive and the commercial uses along Rozzelles Ferry Road.
- The site meets the *General Development Policies (GDP)* criteria for consideration of up to 12 dwelling units per acre.
- A similar townhome development was approved as part of rezoning petition 2019-178, along Rozzelles Ferry Road less than ¼ mile from this site.
- The proposed development would implement a new CATS bus stop on Rozzelles Ferry Road adjacent to the site. The site is also within ½ of Stewart Creek Greenway and approximately one mile from a Lynx Gold Line transit stop.

The approval of this petition will revise the adopted future land uses as specified by the *Central District Plan*, from industrial and single-family land uses to residential up to 12 DUA land use for the site.

To Deny:

This petition is found to be **inconsistent** with the land use recommendation of the *Central District Plan* but **consistent** with the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends industrial and single family land use for the site; and
- The *General Development Policies* support consideration for up to 12 dwelling units per acre on 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: