

## Petition 2021-075 by Kinger Homes LLC

### To Approve:

This petition is found to be **consistent** with the *Steele Creek Area Plan* (2012) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential land use at up to 5 dwelling 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 rezoning does not increase the number of dwelling units (32) per acre, making it consistent with the adopted residential up to five dwellings an acre for this site.
- The proposed development will provide a different housing choice at a density that is comparable to the surrounding single family detached residential.
- The proposed development will install multimodal infrastructure along both public street frontages where none currently exists.
- A buffer will be provided between the adjacent detached single family homes and proposed attached single family homes to minimize impact to the existing homes.

### To Deny:

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

- The plan recommends residential land use at up to 5 dwelling 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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: