

Petition 2021-156 by Elite Team Realty & Property Management Inc

To Approve:

This petition is found to be **inconsistent** with the *Northeast District Plan*. However, the *General Development Policies* support the density requested of less than or equal to 12 units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to 4 units per acre and greenway use.
- The petition proposes up to 20 single family attached units for a density of 10 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 plan provides building design standards and limits the building heights to 40 feet, compatible with single family residential development.
- Provides an 8 ft wide landscape area along the eastern property line where the development is closest to existing single family homes.
- Dedicates or provides a greenway/stormwater easement along the northern property line.
- Provides additional housing options in the area.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from single family residential up to 3 units per acre and greenway to residential use less than or equal to 12 units per acre.

To Deny:

This petition is found to be **inconsistent** with the *Northeast District Plan*. However, the *General Development Policies* support the density requested of less than or equal to 12 units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to 4 units per acre and greenway use.
- The petition proposes up to 20 single family attached units for a density of 10 units per acre.

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: