

Petition 2021-200 by Trade Street Townhomes, LLC

To Approve:

This petition is found to be **inconsistent** with the *Thomasboro/Hoskins Small Area Plan's* (2002) proposed density of 5 dwelling units per acre, but it is consistent with the area plan's proposal of residential use based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to 5 dwelling units per acre.

However, 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 site plan is consistent with the residential land use recommendation for the site and only slightly higher in density of 5.6 dwelling units per acre from the recommended 5 dwelling units per acre.
- The proposed development for duplexes is compatible with the surrounding single-family neighborhood, and consistent with the overall vision for the area.
- The proposed site plan provides an internal street with sidewalk and on-street parking for the development.

The approval of this petition will revise the adopted future land use as specified by the *Thomasboro/Hoskins Small Area Plan*, from current single family up to 5 DUA to residential up to 6 DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the *Thomasboro/Hoskins Small Area Plan's* (2002) proposed density of 5 dwelling units per acre, but it is consistent with the area plan's proposal of residential use based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential 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:

2ND:

Vote:

Dissenting:

Recused: