

Petition 2021-222 by Rad Schneider, Redwood Apartments

To Approve:

This petition is found to be **inconsistent** with the *Northwest District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family land uses of up to 4 dwelling units per acre.
- The petition meets the *General Development Policies* locational criteria for consideration of up to 6 dwellings 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:

- At 5.81 DUA, the petition proposes a slight increase in the recommended density.
- The petition creates additional housing opportunities and housing diversity along the Beatties Ford Road corridor.
- The petition commits to building street and sidewalk connections to the adjacent parcels to increase street connectivity and the pedestrian experience for future developments.
- The petition proposes a 12-foot multi-use path along Beatties Ford Road, contributing to improving pedestrian connectivity along the corridor.
- The site plan proposes functional amenities for future residents, including a shared use path and bike racks.
- The site commits to a 50-foot class C buffer where the site abuts existing residential areas to the southwest, ensuring an appropriate transition between the sites.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from single family uses of up to 4 DUA to multifamily residential land uses of up to 6 DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the *Northwest District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family land uses of up to 4 dwelling units per acre.
- The petition meets the *General Development Policies* locational criteria for consideration of up to 6 dwellings 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: