

## Petition 2021-231 by Emory Investment Corporation

### To Approve:

This petition is found to be **consistent and inconsistent** with the *Independence Boulevard Area Plan* (2011) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family land uses up to 5 DUA.

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 rezoning is for a corner lot, making it an appropriate site for a slight increase in density in an area predominantly developed with single family homes under the R-5 zoning district.
- Although the site is 0.45 acres, under the current zoning district, lot width requirements limit the site to one single family home. The proposed zoning district would allow for the site to be subdivided into two lots for a maximum of two single family units.
- The petition is consistent with the area plan's recommendation for single family land uses.

The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan* (2011), from the single family residential density recommendation of five DUA to six DUA.

### To Deny:

This petition is found to be **consistent and inconsistent** with the *Independence Boulevard Area Plan* (2011) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family land uses up to 5 DUA.

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:

### 2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: