

Petition 2021-233 by Hopper Communities

To Approve:

This petition is found to be **inconsistent** with the *South District Plan*. However, the petition meets the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan single family residential up to 3 dwelling unit per acre.
- The *General Development Policies* locational criteria supports up to 8 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:

- The petition proposes single family attached residential up to 7.98 units per acre.
- The site plan provides a buffer larger the Ordinance minimums abutting the single family homes to the west, architectural design standards and limits the height of the units to 40 feet, comparable to single family residential.
- The site is large infill parcel, not internal to the surrounding single family neighborhoods.
- The site is located just north of Stonecrest Shopping center and the newly constructed Elm Lane/I-485 bridge included sidewalks which provides pedestrian access to the commercial area within a ½ mile walk.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential less than or equal to 3 dwelling units per acre to residential up to 8 units per acre for the site.

To Deny:

This petition is found to be **inconsistent** with the *South District Plan*. However, the petition meets the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan single family residential up to 3 dwelling unit per acre.
- The *General Development Policies* locational criteria supports up to 8 dwellings 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: