

Petition 2021-235 by NC Steadfast Ventures, LLC

To Approve:

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

- The plan recommends single family residential at up to 4 dwelling units per acre (DUA).
- The proposed site plan does not meet the General Development Policy recommendations for a consideration of increased density to 17 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:

- (To be explained by the Zoning Committee)

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from current recommended single family up to 4 DUA to multi-family up to 17 DUA for the site.

To Deny:

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

- The plan recommends single family residential at up to 4 dwelling units per acre (DUA).
- The proposed site plan does not meet the General Development Policy recommendations for a consideration of increased density to 17 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:

- The proposed site plan is inconsistent with the single-family recommendation for this site.
- The proposed site plan does not meet the General Development Policy recommendations for a consideration of increased density to 17 DUA as proposed by this petition.
- While inconsistent with the adopted future land use for the site, multifamily development would be consistent with the development pattern along this segment of Tyvola Road, where there are several other multifamily complexes.
- The site is adjacent to and will have a direct connection to Yorkmont Park.
- The petition commits to several transportation improvements including the construction of left turn lanes, a 12' multi-use path, and relocated pedestrian crossing of Tyvola Road.

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: