

## Petition 2021-249 by Mill Creek Residential

### To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends the Neighborhood 1 place type for the site.

Therefore, 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 development is consistent with the Neighborhood 1 place type recommendation for lower density housing.
- The proposed development for attached and detached single family units is compatible with the surrounding low-density residential development in the area.
- The petition commits to providing right of way dedication for Steele Creek Road widening as well as left and right turn lanes at the primary access point from Steele Creek Road.
- The petition commits to enhancing pedestrian and bicycle mobility in the area by constructing a 12' multi-use path along Steele Creek Road and minimum 6' wide sidewalk along all internal network streets.

### To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends the Neighborhood 1 place type for the site.

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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: