

Petition 2021-268 by THR Holdings, LLC

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The policy map recommends Neighborhood 1 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:

- This parcel is a corner lot along the intersection of Drummond Avenue and Pinckney Avenue, making it an appropriate location for a slight increase in allowable density.
- This rezoning would allow for the site to be subdivided into two lots to build out a maximum in two single family homes, a modest increase in the existing allowable density which limits the site to one single family home.
- This petition is consistent with the area plan's recommendation for single family land uses and promotes diverse housing options.

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The policy map recommends Neighborhood 1 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:

2ND:

Vote:

Dissenting:

Recused: