

## Petition 2021-272 by Baybridge Group

### 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 map recommends Neighborhood 2 place type.

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 site is a portion of an existing single family attached (townhome) community owned by the HOA.
- The site is vacant, open space and an amenity facility.
- Attached residential is an appropriate use in the Neighborhood 2 Place type.
- The petition constructs up to 31 single family attached units at a density of 7.12 units per acre, below the density of 12 units per acre allowed in the R-12MF zoning category and relocates the amenity area/open space.
- Limits building height to 40 ft.
- Installs a new buffer along the eastern property line abutting single family homes.
- The petition provides additional housing options to the area.
- The site is located off Johnston Road a major thoroughfare.

### 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 map recommends Neighborhood 2 place type.

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: