

Petition 2021-257 by Lennar Carolinas, LLC

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 2040 Policy Map recommends 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 site plan amendment is consistent with the Neighborhood 1 Place Type for lower density housing. The Neighborhood 1 Place Type may consist of smaller lot single-family detached developments, small townhome buildings, and small multi-family buildings.
- The petition meets 2040 Comprehensive Plan Goal 2: Neighborhood Diversity and Inclusion and Goal 7: Integrated Natural & Built Environments.
- The petition commits to implementing an 8' planting strip and 8' sidewalk along Old Dowd Rd and 8' planting strip and 6' sidewalk along Amos Smith Rd.
- The proposed development would only increase the number of daily trips by 20 over the existing conditional zoning that would permit 240 single family detached dwellings.

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 2040 Policy Map recommends 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:

2ND:

Vote:

Dissenting:

Recused: