

Petition 2021-237 by Balogh Properties LLC

To Approve:

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

- The map recommends Neighborhood 1 place type.

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:

- The petition provides a 10 ft side yard adjacent to single family zoning which is consistent with other urban residential zoned development approved in the area.
- The petition locates the dumpster internal to the site away from single family uses.
- The site is located on a major thoroughfare, suitable for moderate density, attached single family. The petition proposed 20 single family attached dwellings for a density of 9.62 units per acre. The petition provides a large setback along Providence Road similar to other residential development along the corridor. The plan also limits the building height to 40 ft, same as single family zoning and provides a 20 ft Class buffer along the northern edge of the rear property line under power lines and constructs a 6 ft tall brick fence with masonry columns along the southern edge of the rear property line adjacent to single family homes.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

To Deny:

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

- The map recommends Neighborhood 1 place type.

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:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: