

## Petition 2021-213 by Goldberg Companies, Inc.

### To Approve:

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

- The Policy Map recommends Neighborhood 2 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 petition increases the total number of units from 266 to 478, a net increase of 221 units.
- The overall density of the development will be 11.15 units per acre, within the limits of the existing R-12MF zoning category.
- The petition redevelops the western portion of the site containing 66 units with the construction of 278 new units.
- The site plan maintains the existing berm along Hugh Forest Rd. except as necessary to be removed for site access.
- The petition provides a 260 ft building and parking setback along Hugh Forest Rd.
- The petition maintains the existing buffers along the southern and eastern property lines.
- The petition makes improvements to the intersections of Hugh Forest Rd and Highway 51 and Echo Forest Dr. and Highway 51.
- The site is located on a major thoroughfare in an area with a mix of residential housing types and institutional uses.
- The petition will provide additional housing options to the area.

### To Deny:

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

- The Policy Map recommends Neighborhood 2 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:**