

Petition 2017-157 by Essex Homes Southeast, Inc

To Approve:

([I move that the](#)) Zoning Committee finds the residential use to be **consistent** with the *Newell Small Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to four dwelling units per acre.

([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 surrounding area located on the west side of Old Concord Road is developed with single family detached and attached dwelling units recommended for residential uses ranging in densities from four to 12 dwelling units per acre; and
- The proposed R-4 (single family residential) zoning district is consistent with the surrounding single family zoning districts in the area, which include R-3 (single family residential), R-17MF (multi-family residential), and MX-1 (mixed use) zoning districts; and
- Improvements to Old Concord Road will be achieved through the land development permitting process; and
- The proposed zoning will help to maintain the low to moderate density residential character of the area.

Consistency:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

Recommendation:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

To Deny:

([I move that the](#)) Zoning Committee finds the residential use to be **consistent** with the *Newell Small Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to four dwelling units per acre.

([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)