

Petition 2017-146 by North State Development, LLC

To Approve:

([I move that the](#)) Zoning Committee finds this petition to be **consistent** with the *South District Plan*, and the proposed density meets criteria in the *General Development Policies* for development at up to eight dwellings per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use; and
- The proposed density is 8.05 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 subject property is situated between a large institutional continuing care facility on the east and single family residential on the remaining sides; and
- The petition limits the number of townhome units to 35 and the density to 8.05 units per acre, which is consistent with the *General Development Policies*; and
- The rezoning will allow the property to be a transition between the more intense institutional and single family uses and provides the following:
 - Establishment of a 30-foot setback from the future back-of- curb along Old Ardrey Kell Road; and
 - Commitment for a 20-foot buffer from single family residential homes within 25-foot rear and side yard from single family residential homes; and
 - Architectural standards for the proposed units that address porches, stoops, building materials, and blank walls on corner/end units.

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 this petition to be **consistent** with the *South District Plan*, and the proposed density meets criteria in the *General Development Policies* for development at up to eight dwellings per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use.
- The proposed density is 8.05 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)