

**To Approve:**

([I move that the](#)) Zoning Committee finds this petition to be **consistent** with the *South District Plan*, and 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 6.73 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 townhomes and multi-family development to the north and single family residential to the south; and
- The petition limits the number of townhome units to 14 and the density to 6.73 units per acre, consistent with the *General Development Policies*; and
- The rezoning will allow the property to serve as a transition between the more intense institutional and single family attached uses to adjacent detached single family uses through the following:
  - Establishment of a setback from Providence Road; and
  - Commitment for a buffer and wall from single family homes along the rear and side yards; and
  - Height limitation to two stories and 40 feet, consistent with limits in the adjoining single family neighborhood; and
- Architectural standards for the proposed units address building materials and design features and include proposed building elevations.

**Consistency:**

**Maker:**

**2<sup>ND</sup>:**

**Approve or Deny**

**Vote:**

**Dissenting:**

**Recused:**

**Recommendation:**

**Maker:**

**2<sup>ND</sup>:**

**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 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 6.73 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)