

Petition 2017-190 By C4 Investments, LLC

To Approve:

([I move that the](#)) Zoning Committee finds the residential use to be **consistent** with the *East District Plan*, however, **inconsistent** with the *General Development Policies* based on information from the staff analysis and the public hearing, and because;

- The plan recommends multi-family residential uses; and
- However, the site does not meet the *General Development Policies* criteria for more than 17 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 site is located on West Sugar Creek Road between Interstate 85 and single family residential uses; and
- The area plan recommends multi-family residential uses for the site although, the proposed density of 18.3 units is slightly higher than the *General Development Policies recommendation* for 17 units per acre; and
- The proposed multi-family development will provide a transition between the existing nonresidential uses to the north and existing single family neighborhood to the south; and
- The site plan commits to a private street, future access to abutting nonresidential property, pedestrian network, open space; and
- In addition, the request includes building elevations and commits to architectural details such as building orientation, façade standards, and roof types along with other design standards that are compatible with the surrounding single family development

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 *East District Plan*, however, **inconsistent** with the *General Development Policies* based on information from the staff analysis and the public hearing, and because;

- The plan recommends multi-family residential uses;
- However, the site does not meet the *General Development Policies* criteria for more than 17 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)