

Petition 2017-201 by K Sade Ventures

To Approve:

The Zoning Committee finds the multi-family residential uses to be **consistent** with the *East District Plan*, based on information from the staff analysis and the public hearing, and because;

- The plan recommends multi-family uses on the subject property. In addition, the site meets the *General Development Policies* criteria for up to 12 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 site is located on the east side of East W.T. Harris Boulevard adjacent to single family attached and detached residential uses; and
- The area plan recommends multi-family residential uses for the site, and the proposed density of 10.48 units per acre is slightly lower than the *General Development Policies*, which supports up to 12 units per acre; and
- The proposed multi-family development will provide a transition between East W.T. Harris Boulevard and the existing single family development to the east; and
- The site plan commits to a new public street off East W.T. Harris Boulevard and the extension of Delta Landing Road through the site and stubbing to an abutting parcel to the west, which supports development of a more connected street network; and
- The request commits to architectural details such as building orientation, façade standards, building modulation, and roof types along with other design standards that are compatible with the surrounding residential development.

To Deny:

The Zoning Committee finds the petition to be **consistent** with the *East District Plan*, based on information from the staff analysis and the public hearing, and because;

- The plan recommends multi-family uses on the subject property. In addition, the site meets the *General Development Policies* criteria for up to 12 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)

Motion by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Motion to: Approve, Deny, Defer to _____.

Choose one: as it appears before us.
as presented by _____
as modified as follows: _____

And the adoption of the consistency statement

Choose one: as it appears before us.
as presented by _____
as modified as follows: _____

Second by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Vote: _____ Recused: _____ Absent: _____