

Petition 2018-015 by NVR, Inc.

To Approve:

The Zoning Committee finds the majority of the rezoning site to be **consistent** with the *Northeast District Plan* and a small portion **inconsistent** with the adopted plan, based on information from the staff analysis and the public hearing, and because:

- The majority of the rezoning site is consistent with the *Northeast District Plan* recommendation for residential land use for the site up to 12 dwelling units per acre, as amended by rezoning petitions 2015-082 and 2016-092. The small parcel along Cindy Lane is inconsistent with the adopted plan recommendation for 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 petition is consistent with the overall residential land use recommendation for the site, and lowers the proposed density from 11.66 units per acre to 5.2 units per acre; and
- The development proposes low density single family residential along the perimeter of the site consistent with the existing pattern of single family development; and
- The proposed development provides extensive recreation, natural area, lakes, amenity buildings/structures, and open space areas; and
- The development commits to closing the sidewalk gaps within the development area and public right-of-way to create a strong street network and improve connectivity. The site plans also commits to pedestrian improvements including a multi-use pedestrian path on Cindy Lane.

To Deny:

The Zoning Committee finds the majority of the rezoning site to be **consistent** with the *Northeast District Plan* and a small portion **inconsistent** with the adopted plan, based on information from the staff analysis and the public hearing, and because:

- The majority of the rezoning site is consistent with the *Northeast District Plan* recommendation for residential land use for the site up to 12 dwelling units per acre, as amended by rezoning petitions 2015-082 and 2016-092. The small parcel along Cindy Lane is inconsistent with the adopted plan recommendation for 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)

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: _____