

Petition 2017-183 by Hopper Communities, Inc

To Approve:

This petition is found to be consistent with the *Central District Plan* recommendation for residential use; and the proposed density of 8.65 units per acre meets criteria in the General Development Policies for development at up to twelve dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses 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 limits the number of townhome units to 26 and the density to 8.65 units per acre, which is consistent with the General Development Policies; and
- The rezoning will allow the property to serve as a transition between the Runnymede Lane, a major thoroughfare, and single family detached uses to the rear of the site; and
- Architectural standards for the proposed units address building materials and include proposed building elevations; and
- The proposed development improves the site frontage with an eight-foot planting strip and 12-foot multi-use path which will improve both safety and the pedestrian experience; and

To Deny:

This petition is found to be consistent with the *Central District Plan* recommendation for residential use; however does not meet the design criteria in the General Development Policies for an increase for up to twelve dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses 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: _____