

## Petition 2018-024 by The Drakeford Company

### To Approve:

The proposed residential use found to be consistent with the *Park Woodlawn Area Plan* which recommends residential uses for the site. The requested density of 18.6 units per acre is inconsistent with the plan recommendation for a density of 12 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential land uses up to 12 dwelling units per acre.

([However, 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:

- Although the proposed residential density (18.6 units per acre) is inconsistent with the adopted plan, the density is less than what is allowed (22 units per acre) under the current R-22MF (multi-family residential) zoning district, for both the subject site as well as surrounding property; and
- The proposal provides a density transition from the multi-family development to the south across Reece Road and the single family neighborhood north of the site; and
- The site is located within an easy walk of the Little Sugar Creek Greenway and Park Road Shopping Center, and because of its proximity to these uses is appropriate for moderate density residential use; and
- Architectural standards have been provided for the proposed units. They address building materials and design, and include wrap-around decks and provisions for blank walls; and
- The proposed development improves the site frontage with an eight-foot planting strip and six-foot sidewalk which will improve both safety and the pedestrian experience.

### To Deny:

The proposed residential use is found to be consistent with the *Park Woodlawn Area Plan* which recommends residential uses for the site. The requested density of 18.6 units per acre is inconsistent with the plan recommendation for a density of 12 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential land uses up to 12 dwelling units per acre.

([Therefore, 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:**  
**Approve or Deny**  
**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**