

Petition 2017-112 by Sweetgrass Residential Partners, LLC

To Approve:

The petition is found to be **consistent** with the *Steele Creek Area Plan* in regard to proposed residential land use and **inconsistent** on proposed density, and **inconsistent** with the adopted plan with respect to the proposed non-residential component, based on information from the staff analysis and the public hearing, and because:

- The portion of the site proposed for multi-family is consistent with the *Steele Creek Area Plan* recommendation for residential land use or a mix of uses, but is inconsistent with the recommended density of four units per acre and eight units per acre. The portion of the site proposed for climate controlled storage is inconsistent with the plan recommendation for residential at four 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:

- (To be explained by Zoning Committee)

To Deny:

The petition is found to be **consistent** with the *Steele Creek Area Plan* in regard to proposed residential land use and **inconsistent** on proposed density, and **inconsistent** with the adopted plan with respect to the proposed non-residential component, based on information from the staff analysis and the public hearing, and because:

- The portion of the site proposed for multi-family is consistent with the *Steele Creek Area Plan* recommendation for residential land use or a mix of uses, but is inconsistent with the recommended density of four units per acre and eight units per acre. The portion of the site proposed for climate controlled storage is inconsistent with the plan recommendation for residential at four 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:

- The proposed residential density is too high for the site and is of greatest concern in the area planned for four units per acre due to its encroachment into an area of lower density single family homes; and
- The portion of the request proposing indoor climate control storage is also inconsistent with the land use recommendation of residential up to four dwelling units per acre and introduces a commercial use into an established residential area; and
- The proposed maximum building height of ~~66~~ up to 60 feet is inconsistent with the low scale character of the surrounding area; and
- The Steele Creek Area Plan recommended a mixed use neighborhood center and complimentary single family residential development to create a cohesive development pattern. The current request proposes unrelated elements.

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused