

Petition 2018-026 by Llewellyn Development, LLC

To Approve:

This petition is found to be consistent with the *South District Plan* and meets the *General Development Policies* for development at up to six dwellings per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential use; and
- The proposed density is 5.73 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 proposal is for 20 single family attached residential dwelling units with a density of 5.73 units per acre; and
- There are similar residential developments zoned UR-2 (urban residential) in the area along Park Road, including a recently approved development with single family attached and multi-family residential dwellings at Park Road and Sharon Road; and
- The site is located along a major thoroughfare and not located within or at the entrance to an established single family neighborhood; and
- The proposal contains commitments that provide compatibility with adjacent single family homes including:
 - Limiting the building height to 45 feet. The base height in residential zoning is 40 feet; and
 - Providing a 24-foot class C buffer along the property lines abutting single family homes. Traditional multi-family zoning would require also require a 24-foot class C buffer abutting single family; and
 - Committing to architectural standards that specify building materials, limit blank walls and reduce the impacts of garage doors and lighting.

To Deny:

This petition is found to be consistent with the *South District Plan* and meets the *General Development Policies* for development at up to six dwellings per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential use; and
- The proposed density is 5.73 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:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused:

