

Petition 2018-093 by US Development, Inc.

To Approve:

The petition is found to be **consistent** with the *Southwest District Plan* and the *General Development Policies (GDP)*, based on information from the staff analysis and the public hearing, and because:

- The plan recommendation for single family residential uses.
- The *GDP* support an increased density of up to 12 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 site is located on a major thoroughfare, with properties zoned for multi-family residential to the north, west and east, across Nations Ford Road; and
- The site sits across from a parcel on Nations Ford Road that is zoned CC (Commercial Center), which would allow for a hotel or office building up to six (6) stories tall; and
- The requested zoning district, and proposed density and residential type, are generally consistent with the characteristics in the immediate area. Apartments to the north are zoned R-17MF (multi-family residential), and townhomes directly to the west are zoned R-8MF(CD) (multi-family residential, conditional); and
- The proposed site plan provides a 16-foot Class C Buffer along the southern edge of the site where it adjoins single family property. Proposed along the northern edge is a buffer reduced by 25% to 12 feet with a brick screen wall, plus a 24-foot wide private ~~street~~ driveway.

To Deny:

The petition is found to be **consistent** with the *Southwest District Plan* and the *General Development Policies (GDP)*, based on information from the staff analysis and the public hearing, and because:

- The plan recommendation for single family residential uses.
- The *GDP* support an increased density of up to 12 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 Zoning Committee)

Motion:
Approve or Deny

Maker:
2ND:

Vote:
Dissenting:
Recused