

## Petition 2018-101 by Llewellyn Development, LLC

### To Approve:

This petition is found to be **consistent** with the *South District Plan* and *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential use; and
- The *General Development Policies* support a density of up to six 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 proposed R-6 (single family residential) district allows the same uses as the surrounding R-3 (single family residential) district; and
- The proposed R-6 (single family residential) district is compatible with the R-3 (single family residential), MX-2 (mixed use) and R-8MF(CD) (multi-family, conditional) zoning in the area; and
- The subject property backs up to I-485 to the southeast, and abuts a religious institution to the southwest and thereby limiting adjacency to lower density residential to one vacant lot to the northeast.

### To Deny:

This petition is found to be **consistent** with the *South District Plan* and *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential use; and
- The *General Development Policies* support a density of up to six 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:**  
**2<sup>ND</sup>:**

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