

## Petition 2018-069 by Dependable Development, Inc.

### To Approve:

The petition is found to be **consistent** with the *Catawba Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The *Catawba Area Plan* recommends residential, office and/or retail land use for this site.

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 rezoning is consistent with the land use recommendation for this site; and
- The proposed density of this petition is consistent with *Catawba Area Plan* recommendation, that if residential is developed as a single use, the density should not be higher than 12 dwelling units per acre; and
- The proposed site plan provides the required street network for the site; and
- The proposed townhome development provides a mix of uses in a neighborhood serving center that is served by bus service.

### To Deny:

The petition is found to be **consistent** with the *Catawba Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The *Catawba Area Plan* recommends residential, office and/or retail land use for this site.

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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused