

To Approve:

This petition is found to be **consistent** with *Centers, Corridors and Wedges Growth Framework* because:

- The plan calls for residential opportunities to accommodate a diverse population in quality and livable neighborhoods.

([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 it:

- Adds definitions for “useable common open space” and “private open space” and modifies the definition for “sublot” and relocates it into the Definitions section of the Zoning Ordinance, where terms are commonly defined, making it clearer for users; and
- Allows decks, patios, balconies, porches, roof-top decks, and areas designed for outdoor living or landscaping to count towards required private open space or useable common open space, providing more flexibility in the design of residential developments; and
- Expands design flexibility for single family attached residential developments (excluding duplex, triplex, and quadraplex dwelling units) to provide either private open space or useable common open space to adapt to the changing residential marketplace and buyer preferences; and
- Provides consistency in regulations across multiple zoning districts which allow single family attached dwelling units.

To Deny:

This petition is found to be **consistent** with *Centers, Corridors and Wedges Growth Framework* because:

- The plan calls for residential opportunities to accommodate a diverse population in quality and livable neighborhoods.

([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: