

## Petition 2018-146 by NorthState Residential

### To Approve:

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

- The adopted plan recommends residential uses up to 4 dwelling units per acre 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 land use and density are consistent with the adopted land use recommendations for the site.
- The area is surrounded by low density residential uses.
- The proposed site plan provides a road network that supports connectivity in the area.
- The proposed site plan includes an existing cell phone tower, and allocates for the distance requirements for residential uses from cell phone towers.
- The request proposes an overall density of 3 dwelling units per acre, which is lower than the adopted plan recommendation of 4 units per acre.

### To Deny:

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

- The adopted plan recommends residential uses up to 4 dwelling units per acre 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**