

## Petition 2018-152 by Kyle Short

### To Approve:

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

- The adopted area plan recommends single family detached residential land use; and
- The proposed density of 7.1 units per acre is higher than the base maximum density of 3 units per acre. However, the proposal meets the criteria set forth in the *General Development Polices*, for an increase in density up to 8 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 scale and building orientation/pattern promote compatibility with the existing character of the surrounding existing homes.
- Site has frontage on a thoroughfare, and is located across the street from an institutional use.
- Units that front Emory Lane provide a front setback similar to the established setback and pattern of development along Emory Lane, and provides a transition along the street.
- Proposed project will provide improved sidewalk and streetscape through a 8-foot planting strip and 6-foot sidewalk along Emory Ln., and a 16-foot planting strip and 6-foot sidewalk along N. Sharon Amity Road.
- Petition provides certainty on the number of lots, building envelope, and tree preservation.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential up to 3 dwelling units per acre to single family residential up to 8 dwelling units per acre for the site.

### To Deny:

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

- The adopted area plan recommends single family detached residential land use; and
- The proposed density of 7.1 units per acre is higher than the base maximum density of 3 units per acre. However, the proposal meets the criteria set forth in the *General Development Polices*, for an increase in density up to 8 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:**