

Petition 2019-016 by Lennar Carolinas, LLC

To Approve:

The petition is found to propose the recommended residential land use in the *Steele Creek Area Plan*, but it is inconsistent with the recommended density, 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 (DUA).

However, 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 project is generally consistent with the Area Plan and would facilitate the overall goal of the plan for residential uses.
- The proposed project would provide multiple points of ingress/egress to the site and construct an interconnected network of public streets.
- Petitioner will be providing a high-intensity activated cross-walk (HAWK) beacon for pedestrians across Hamilton Road.
- Pedestrian trails shall be provided internal to the site
- Project will provide a 12-foot multi-use path along Hamilton Road, and a 6-foot wide sidewalk along Smith Boyd Road and all internal public and private streets.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential uses at 4 DUA to residential uses at 6 DUA.

To Deny:

The petition is found to propose the recommended residential land use in the *Steele Creek Area Plan*, but it is inconsistent with the recommended density, 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 (DUA).

Therefore, 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:

2ND:

Vote:

Dissenting:

Recused