

Petition 2018-110 by Mattamy Homes

To Approve:

The petition is found to conform to the *Steele Creek Area Plan* residential land use recommendation but to be **inconsistent** with the recommended density, based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential land use at a density of up to 4 dwelling units per acre.

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:

- While the proposed density of 6.25 dwelling units per acre exceeds the recommended density of four dwelling units per acre, the project is compatible with existing development in the area.
- The site is adjacent to an existing townhome development zoned R-8MF(CD), at a density of 6.7 dwelling units per acre.
- The proposed site plan includes the required road connections, along Shopton Road West and connects to Tamarack Drive providing 4 points of ingress/egress to the development.
- The proposed development is compatible with the surrounding residential uses in the area.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential up to 4 dwelling units per acre to residential up to 8 dwelling units per acre.

To Deny:

The petition is found to conform to the *Steele Creek Area Plan* residential land use recommendation but to be **inconsistent** with the recommended density, based on information from the staff analysis and the public hearing, and because:

The plan recommends residential land use at a density of up to 4 dwelling units per acre.

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: