

## Petition 201-039 by Dependable Development

### To Approve:

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

- The plan recommends residential use up to 17 dwelling 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 adopted future land use for this site was amended by rezoning petition 2014-019 from residential at 8 dwelling units per acre for the site to residential use up to 17 dwelling units per acre.
- The existing approved site plan allows for 380 multi-family units.
- This petition is significantly less dense than the previous approved rezoning petition with only 250 single family detached and attached residential units, at 9.43 dwelling units per acre.
- The petition increases pedestrian and motor vehicle connectivity with the extension of Porter Creek Road, connection to Salome Church Road, and a commitment to internal public streets and corresponding streetscapes.

### To Deny:

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

- The plan recommends residential use up to 17 dwelling 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: