

## Petition 2019-157 by ABP Development, LLC

### To Approve:

This petition is found to be **inconsistent** with the *Prosperity Hucks Area Plan* (2015) recommendation for single family uses up to four dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to four 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:

- At 8 dwelling units per acre, the proposed development in this petition is denser than what the adopted area plan recommends. However, the adopted plan suggests that small clusters of slightly higher density residential are appropriate at strategic locations, such as along the edge of open space. Because this site abuts the Tradition Golf Club, an area designated as open space, this extra open space can serve as a natural buffer between this site and the surrounding slightly lower-density sites.
- This petition is consistent with the area plan's recommendation by providing a mixture of thoughtfully arranged housing types, consisting of single-family detached homes, and single-family attached homes.
- The petition proposes two access points onto the site, increasing street connectivity and ample site access, both of which are priorities of the area plan.
- The petition commits to enhancing the pedestrian environment, proposing an eight-foot wide planting strip and a minimum six-foot sidewalk shall be installed along the Site's public street frontages, including the Site's frontage along Polk and White Road.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan* (2015) from single family uses up to four dwelling units per acre to residential uses up to eight dwelling units per acre for the site.

### To Deny:

This petition is found to be inconsistent with the *Prosperity Hucks Area Plan* (2015) recommendation for single family uses up to four dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to four 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: