

## **Petition 2020-014 by Rama Yada for Carolina Builders, LLC**

### **To Approve:**

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

- The plan recommends residential up to 8 DUA.

(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 proposed development will provide more housing choices in the area.
- New public street is proposed as part of this site plan, which will connect Erwin Road to a new public road, that was approved as part of rezoning petition 2019-030 for a multi-family development.
- The proposed UR zoning district is consistent with the density recommendation per the Area Plan and creates architectural design standards that provide a better connection to the street frontage and has development standards that are better suited to the overall size and shape of the subject parcel.

### **To Deny:**

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

- The plan recommends residential up to 8 DUA.

(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:**