

Petition 2020-054 by Tripointe Homes

To Approve:

The petition is found to be **consistent** with the *Scaleybark Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential land uses up to 8 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 request is consistent with the adopted plan's recommended density.
- The project provides buffers along all property lines abutting single family homes, and along the property line adjacent I-77.
- A pedestrian network will be provided internal to the site.
- The development provides architectural standards addressing expanses of blank walls, building materials, and corner/end unit articulation.
- The project proposes transportation improvements along Orchard Circle.
- The proposed project yields fewer vehicular trips than development allowed under the existing zoning.
- The proposed project provides multiple points of ingress/egress to the site and creates an interconnected network of public streets and private alleyways.

To Deny:

The petition is found to be **consistent** with the *Scaleybark Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because, and because:

- The plan recommends residential land uses up to 8 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 Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: