

## Petition 2020-066 by Yoruk Development Company Inc.

### To Approve:

This petition is found to be **consistent** with the *South District Plan*, but inconsistent with the plan density. However, the increased density is supported by the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential development use; and
- The plan recommends a density of up to 3 dwelling units per acre; and
- The *General Development Policies* support up to 8 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 proposal is for single family detached homes, the same use developed in the surrounding area.
- The petition limits the density to a maximum of 4.97 units per acre.
- The site plan limits building height and provides architectural commitments compatible with the existing single family development.
- The site plan provides screening and tree save areas around the site and larger setbacks that are similar to traditional single family zoning.
- The proposal develops vacant land rather than redeveloping existing single family homes.
- The site design and layout limits the number of driveways curb cuts connecting to Sunnywood Lane and Sardis Road North thus limiting potential vehicular and pedestrian conflict points.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family at 3 DUA to residential at 5 DUA for the site.

### To Deny:

This petition is found to be **consistent** with the *South District Plan*, but inconsistent with the plan density. However, the increased density is supported by the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential development use; and
- The plan recommends a density of up to 3 dwelling units per acre; and
- The *General Development Policies* support up to 8 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:**