

**Petition 2020-089 by PulteGroup Inc.**

**To Approve:**

The petition is found to be **consistent** with the *Central District Plan* and with the *General Development Policies*, based on information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends for multifamily residential, and the *General Development Policies* recommends residential density of over 17 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 proposed density of 18.4 units per acre is less than the maximum 22 units per acre permitted under the current R-22MF zoning district.
- The site is compatible with the abutting multifamily residential developments to the north, west, and south.
- The proposal commits to a 12-foot multi-use path along Briar Creek Road.
- The project provides usable common open space throughout the site.
- The request proposes a CATS bus waiting pad on Briar Creek Road.

**To Deny:**

The petition is found to be **consistent** with the *Central District Plan* and with the *General Development Policies*, based on information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends for multifamily residential, and the *General Development Policies* recommends residential density of over 17 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:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**