

## Petition 2019- 128 by Pulte Homes

### To Approve:

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

- The plan recommends residential uses at up to four 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 petition is consistent with the low-density residential recommendation as per the Steele Creek area plan and is compatible with the surrounding existing land uses.
- The proposed site plan includes a 150 unit continuing care/retirement community, which could be classified as an institutional land use, and consistent with the recommendation in the Steele Creek Area Plan for institutional uses to be considered appropriate at various locations throughout the area.
- The site provides a range of housing types and options while maintaining the density recommended in the area plan.
- The project is providing a mix of active and passive open space to serve the residents and manage environmental features of the site.
- The proposed site plan commits to many transportation improvements to the area.

### To Deny:

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

- The plan recommends residential uses at 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:**