

Petition 2020-109 by Lewis RE Group LLC

To Approve:

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

- The plan recommends single family residential up to 3 dwelling units per acre; and
- The *General Development Policies* support up to 6 dwelling units per acre.

(However, 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 site is located between McKee Road and I-485 which separate the proposed development from most of the surrounding lower density single family residential.
- The petition proposes a density of 7.7 units per acre. There are existing developments zoned for attached single family development along the south side of McKee Road adjacent to I-485.
- Moderate density residential development serves as a buffer and transition from I-485 to single family development.
- The proposed site plan provides commitments that reduce impacts and makes the project compatible with surrounding development including:
 - Left turn lane into site and Ordinance required buffers.
 - Building height limited to 40 feet, same as single family zoning.
 - Architectural standards including specified allowed façade materials, usable porches and/or stoops, and offsets or façade treatments to differentiate units.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential use up to 3 DUA to residential use up to 8 DUA for the site.

To Deny:

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

- The plan recommends single family residential up to 3 dwelling units per acre; and
- The *General Development Policies* support up to 6 dwelling units per acre.

(Therefore, 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:

Vote:

Approve or Deny

Maker:

2ND:

Dissenting:
Recused: