

Petition 2020-195 by Smith Southeast Development, LLC

To Approve:

This petition is found to be **inconsistent** with the *South District Area Plan*. However, the *General Development Policies* support the requested density of less than or equal to 12 DUA based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses at 3 DUA; and
- The petition proposes a density of 8.9 DUA.

([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 *General Development Policies* would support residential use over to 17 DUA for the site. However, the petition proposes single family residential attached use with a density limited to 8.9 DUA.
- The maximum building height is limited to 45 ft., with building setbacks increased to accommodate additional height, similar to single family zoning.
- The plan provides landscape area planted to Class C buffer standards adjacent to single family homes and architectural design requirements that mitigate the projects impact on surrounding single family homes.
- The site is located on a minor thoroughfare and is located less than ¼ of a mile from transit service.
- The existing zoning and land use are non-residential, the proposed residential use is more compatible with the existing residential development than commercial use.
- There is a mix of land uses in the area including single family to the south and east, townhomes to the north and northwest and non-residential uses to the west.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential at 3 dwelling units per acre to residential ≤ 12 DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the *South District Area Plan*. However, the *General Development Policies* support the requested density of less than or equal to 12 DUA based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses at 3 DUA; and
- The petition proposes a density of 8.9 DUA.

([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:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: