

**Petition 2021-025 by NVR, Inc.**

**To Approve:**

This petition is found to be **consistent** with the *Independence Boulevard Area Plan* for the portion of the site on the north side of Wallace Lane and **inconsistent** with the *Plan* for the portion of the site on the south side of Wallace Lane based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential up to 17 units per acre for the portion of the site on the north side of Wallace Lane.
- The plan recommends residential up to 4 units per acre for the portion of the site on the south side of Wallace Lane.

(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 previously approved plan allowed 119 units at 12.9 units per acre for the portion on the north side of Wallace Lane.
- Maintains connectivity through northern site while preserving sensitive wetlands and stream corridor.
- The southern portion includes 3 large infill parcels, fronting Wallace Lane not part of the adjacent neighborhoods.
- Provides landscaped buffers adjacent to neighboring single family homes for entirety of the site.
- Provides architectural design standards and limits building heights to 40 feet for all units.
- The entire site is in close proximity to Independence Boulevard and the Lynx Silver Line corridor and approximately 1 mile from the nearest proposed Silver Line station.

The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan*, from residential up to 4 units per acre to residential up to 12 units per acre for the portion of the site on the south side of Wallace Lane.

**To Deny:**

This petition is found to be **consistent** with the *Independence Boulevard Area Plan* for the portion of the site on the north side of Wallace Lane and **inconsistent** with the *Plan* for the portion of the site on the south side of Wallace Lane based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential up to 17 units per acre for the portion of the site on the north side of Wallace Lane.
- The plan recommends residential up to 4 units per acre for the portion of the site on the south side of Wallace Lane.

(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:**