

Petition 2021-061 by Sunny Investments, LLC

To Approve:

This petition is found to be consistent with the *Prosperity Hucks Area Plan* (2015) recommendation of residential use, but inconsistent with the plan's recommended density of up to 4 DUA based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential up to 4 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:

- While the proposed density for this petition is inconsistent with the area plan's recommendation of up to 4 DUA, the area plan does say that small clusters of slightly higher density residential are appropriate at strategic locations as elements of a larger development.
- The recently approved rezoning (2020-088) to the northwest of the site will be constructed as a mixed-use, slightly higher density development, so this lower-density proposal will be an appropriate transition to the single-family neighborhoods to the southeast of the site.
- This petition helps fulfill the area plan's goals to build a network of local streets in this location by proposing to have a full access driveway to the future Prosperity Ridge Road Extension, which was approved in Rezoning 2020-088.
- This petition proposes a minimum of a 6-foot sidewalk and 8-foot planting strip along the site's frontages on Prosperity Road Extension as well as internal sidewalks and pedestrian connections, which will ensure safety for pedestrians.
- The single family attached dwelling units that front Prosperity Ridge Road Extension or Prosperity Church Road shall be rear loaded, enhancing the pedestrian experience.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan* (2015), from Residential up to 4 DUA to Residential up to 8 DUA for the site.

To Deny:

This petition is found to be consistent with the *Prosperity Hucks Area Plan* (2015) recommendation of residential use, but inconsistent with the plan's recommended density of up to 4 DUA based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential up to 4 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:

2ND:

Vote:

Dissenting:

Recused: