

Petition 2021-104 by insert The Beechwood Organization

To Approve:

This petition is found to be **inconsistent** with the *South District Plan* density for the petition is **consistent** 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 units per acre.
- The *General Development Policies* support up to 12 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 petition proposes 5 single family attached dwellings in 2 buildings for a density of 7.24 units per acre.
- The buildings are limited to 40 feet in height and the massing of the proposed buildings is compatible with single family homes along Ferncliff Road.
- The petition provides a large setback along Providence Road similar to other residential development along the corridor.
- The petition commits to a 10 foot side yard, maintains the existing vegetation and provides supplemental vegetation along the eastern property line adjacent to single family residential.
- Providence Road is a major thoroughfare, generally not suitable for low density, detached single family.

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

To Deny:

This petition is found to be **inconsistent** with the *South District Plan* density for the petition is **consistent** 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 units per acre.
- The *General Development Policies* support up to 12 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:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: