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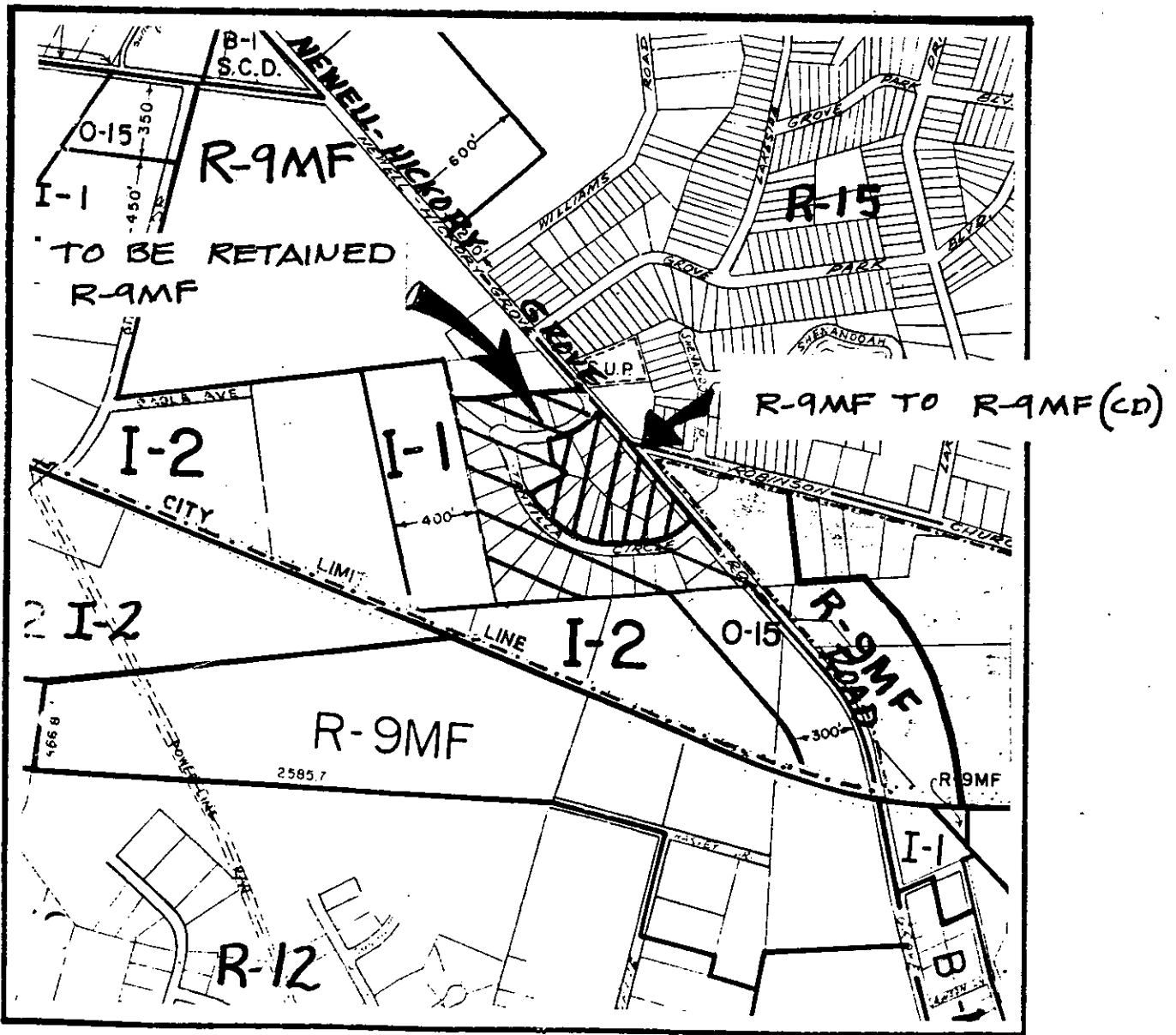
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PETITIONER Homeowners of Delta Acres Subdivision

PETITION NO. 82-56 HEARING DATE August 16, 1982

ZONING CLASSIFICATION, EXISTING R-9MF REQUESTED R-9MF(CD)

LOCATION Properties comprising the Delta Acres Subdivision which is made up of lots fronting on both sides of Tantilla Circle and the westerly side of Newell-Hickory Grove Road at its intersection with Robinson Church Road.



ZONING MAP NO. 41

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



6. The site plan involving the Bradshaw property proposes 56 for sale attached units. All the buildings will be quadraplexes. Most of them will be concentrated along Newell-Hickory Grove Road. Only 5 buildings will be oriented along Tantilla Circle. A large separation between the buildings will be observed giving the effect of single family type structures along Tantilla Circle.
7. Other conditions deal with parking lot screening, the orientation of service areas, general architectural guidelines and the like which will help this project blend in satisfactorily to the neighborhood.
8. The request and the conditional plan represents a very good compromise. Neighborhood integrity has been maintained and the Bradshaw property will develop with higher density housing, but under the control of a conditional plan.
9. In arriving at its recommendation the Planning Commission discussed quite a number of issues including those listed above concerning area objectives, zoning patterns, land use relationships, etc. Planning Commission believes that this request constitutes a reasonable and appropriate response to the issues surrounding this request.
10. The neighborhood and neighborhood representative and the property owner and agent worked hard to achieve a reasonable compromise. That compromise is embodied in the plan recommended here and the Planning Commission supports its implementation.
11. Based on the above it is recommended that the request be approved.