

Petition 2021-082 by Kinger Homes

To Approve:

This petition is found to be **inconsistent** with the *South District Plan*, however, the 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 dwelling units per acre; and
- The *General Develop Policies* support up to 8 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 3 dwellings, 1 duplex and 1 single family home for a density of 7.7 units per acre.
- The buildings are limited to 35 feet in height.
- The petition provides setbacks similar and compatible to setbacks of single family homes in the neighborhood.
- Specifies that duplex unit will have one unit orient to Craig Avenue and another orient towards Falcon Street.
- Prohibits direct vehicular access to Craig Avenue.

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

To Deny:

This petition is found to be **inconsistent** with the *South District Plan*, however, the 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 dwelling units per acre; and
- The *General Develop Policies* support up to 8 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: