

Petition 2021-056 by Urban Trends Real Estate Inc.

To Approve:

This petition is found to be consistent with the *Northwest District Plan* (1990) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family land uses.

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:

- This petition fulfills the area plan's recommendation of multi-family land uses.
- This petition will contribute to the multi-family housing stock in this part of the city.
- This petition is compatible with the surrounding land uses.
- The petition is adjacent to an existing multi-family site on the west side of the site with higher density than what is proposed and thus provides a buffer between the existing higher density site on the west to the lower density single family residential to the east of the site.
- The petition commits to enhancing the pedestrian environment on the site with multiple site design elements.

To Deny:

This petition is found to be consistent with the *Northwest District Plan* (1990) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family land uses.

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: