

Petition 2021-186 by Kinger Homes, LLC

To Approve:

This petition is found to be **inconsistent** with the *Northeast District Plan* (1996) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses of no more than 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:

- At 7.7 dwelling units per acre, this petition is inconsistent with the area plan's recommended density of 4 dwelling units per acre, but it is consistent with the area plan's recommendation of a residential use.
- The proposed development meets the locational criteria per the *General Development Policies* (GDP) for the proposed density of up to 8 DUA.
- The proposed project is generally consistent with the existing development pattern in the area, in particular with the existing townhomes to the southwest of the site.
- The request is a good opportunity and compatible use for an infill site between an existing residential neighborhood, an institutional use, and nearby multifamily uses.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from single family residential uses of no more than 4 DUA to residential uses of less than 8 DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the *Northeast District Plan* (1996) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses of no more than 4 dwelling 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: