

Petition 2022-021 by CrossRoads Corporation for Affordable Housing & Community Development

To Approve:

This petition is found to be **consistent** with the *Central District Plan* (1993) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family and multi-family residential 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:

- The vacant site is located on the corner of Alpha Street and Marney Avenue directly adjacent to an area zoned R-22MF, making it an appropriate site for an increase in allowable density.
- The intent of the UR-1 district is to protect and enhance existing single family areas while also encouraging appropriate infill development on underutilized sites.
- The existing zoning district would allow for a duplex on the site, but the UR-1 district would provide greater flexibility in housing types and development dimensional standards.
- The site is in an area with a mixture of housing types and this petition could contribute to diversity in housing options.

To Deny:

This petition is found to be **consistent** with the *Central District Plan* (1993) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family and multi-family residential 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: