

Petition 2021-216 by DHIC, LLC

To Approve:

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

- The plan recommends residential 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:

- (To be explained by the Zoning Committee)

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan*, from low density residential of no more than 4 DUA to multifamily residential uses of up to 8 DUA for this site.

To Deny:

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

- The plan recommends residential 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:

- The proposed building form, of 198 multi-family dwelling units, is not an outcome staff supports.
- Policy recommendation is for low-density residential uses of no more than 4 dwelling units per acre reflecting the long-time presence of single-family development.
- The petition's density and the multi-family building form with seven large scale apartment buildings is significantly more intense than the surrounding context of low-density single family uses and therefore not in alignment with surrounding development.
- The area is not served by any form of public transit to further accommodate a multi-family project.

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: