

Petition 2021-220 by Dependable Development

To Approve:

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

- The plan recommends single family residential uses; however
- The plan's density recommendation is for up to four dwelling units per acre (DUA).

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:

- Although the rezoning if approved would allow for up to 8 DUA, site constraints will limit maximum development to a density very similar to the surrounding development of R-3 and R-4 areas while maintaining R-8 development standards.
- The rezoning of this site allows the petitioner greater flexibility in lot width so that the site may be utilized at a density that is similar to the surrounding development despite the utility easements that cross through the site.
- This petition is consistent with the area plan's single family land use recommendation.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan* (1990), from single family residential uses up to four DUA to single family residential uses up to 8 DUA.

To Deny:

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

- The plan recommends single family residential uses; however
- The plan's density recommendation is for up to four dwelling units per acre (DUA).

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: