

Petition 2021-102 by Ardent Acquisitions, LLC

To Approve:

This petition is found to be **inconsistent** with the *Central District Plan* (1993) recommendation of single family residential up to 4 dwelling units per acre (DUA), but **consistent** with the *General Development Policies* (GDP), which supports the residential density up to 12 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to 4 dwelling units per acre.
- The *General Development Policies* supports a residential density up to 12 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:

- The *General Development Policies* (GDP) provide policy guidance for evaluating proposed residential densities greater than four units per acre. The GDP supports the petition's proposal of 83 units at 11.93 DUA.
- This petition helps to fulfill the *Central District Plan's* (1993) goal of increasing the diversity of housing options in this area.
- The site plan proposes to increase the pedestrian experience within the development by including an open space area with features such as seating, pedestrian walkways, and landscaping.
- The petition commits to establishing an 8-foot planting strip and 6-foot sidewalk along the site's frontage on Hamilton Street, increasing neighborhood connectivity in this area.
- The petition proposes to front the dwelling units adjacent to Hamilton Street right on Hamilton street.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan* (1993), from Single Family Residential up to 4 DUA to Residential up to 12 DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the *Central District Plan* (1993) recommendation of single family residential up to 4 dwelling units per acre (DUA), but **consistent** with the *General Development Policies* (GDP), which supports the residential density up to 12 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to 4 dwelling units per acre.
- The *General Development Policies* supports a residential density up to 12 dwelling units per acre.

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: