

## Petition 2021-148 by K Sade Ventures, LLC

### To Approve:

This petition is found to be **consistent** and **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 up to four dwelling units per acre and single family/multi-family/office uses up to 8 dwelling units per acre; and
- The plan recommends greenway uses on a portion of the site.

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:

- This rezoning would allow for a slight increase in density in the area while still being contextually appropriate for the adjacent single family uses zoned R-3.
- The rezoning request is consistent with the single family land use recommendation for this area.
- The site is located approximately one mile from amenities along University City Boulevard.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan* (1996) from greenway uses for a portion of this site to single family residential uses.

### To Deny:

This petition is found to be **consistent** and **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 up to four dwelling units per acre and single family/multi-family/office uses up to 8 dwelling units per acre; and
- The plan recommends greenway uses on a portion of the site.

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:

### 2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: