

## Petition 2021-089 by Redwood USA LLC

### To Approve:

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

- The adopted plan recommends residential uses up to four dwelling units per acre (DUA).

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 plan recommends residential uses for this site.
- The requested density remains under four DUA, which is the recommended density of the site.
- The request helps to achieve the area plan's land use goal to "encourage a range of housing types that will meet the needs of different types of households".
- The general land use pattern in the area includes residential developments of complementary density.

### To Deny:

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

- The adopted plan recommends residential uses up to four dwelling units per acre (DUA).

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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: