

## Petition 2021-154 by Matt Gallagher

### To Approve:

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

- The plan recommends office use for the site.
- The plan fails to meet the *General Development Policies* guidelines for consideration of residential at up to 12 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:

- While inconsistent with the adopted office land use for the site, the petition is compatible with the surrounding land uses, and recent rezonings in the area allowing for residential development.
- The proposed middle density residential development is compatible with existing development patterns in the City Park neighborhood.
- The site is located within the Old Coliseum mixed use activity center, as per the Centers, Corridors and Wedges Growth Framework, which envisions an activity center with a robust mix of uses, including moderate density residential.
- The proposed density of 9.68 DUA is slightly higher than what is supported by the General Development Policies but is compatible with the adjacent office and multi-family developments.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from office to residential up to 12 DUA for the site.

### To Deny:

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

- The plan recommends office use for the site.
- The plan fails to meet the *General Development Policies* guidelines for consideration of residential at up to 12 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:

2<sup>ND</sup>:

#### Vote:

#### Dissenting:

#### Recused: