

## Petition 2021-189 by Bentley Pham

### To Approve:

This petition is found to be **consistent** with the *Northwest District Plan* (1991) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family uses for the site.

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 site is a corner lot along a major thoroughfare, making it an ideal location for an increase in allowable density on the currently vacant lot.
- There are numerous multi-family developments near the site; and the rezoning of this vacant site from R-4 is in alignment with the area's multi-family development along the south side of Tuckaseegee Road.
- This petition is consistent with the proposed land use for the area.

### To Deny:

This petition is found to be **consistent** with the *Northwest District Plan* (1991) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family uses for the site.

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: