

Petition 2021-141 by The Drakeford Company

To Approve:

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

- The *Central District Plan* recommends single family uses up to four dwelling units per acre (DUA) for the site. The General Development Policies (2007) provide policy guidance and locational criteria for evaluating applicable parcels previously recommended for residential uses for density. While recommended for a lower density, the General Development Policies' locational criteria would score this site for over 17 dwelling units per acre with design guidelines. At over 17 dwelling units per acre, this petition includes adequate additional commitments to design.

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:

- (To be explained by Zoning Committee)

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family uses up to four DUA to residential greater than 22 DUA for the site.

To Deny:

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

- The *Central District Plan* recommends single family uses up to four dwelling units per acre (DUA) for the site. The General Development Policies (2007) provide policy guidance and locational criteria for evaluating applicable parcels previously recommended for residential uses for density. While recommended for a lower density, the General Development Policies' locational criteria would score this site for over 17 dwelling units per acre with design guidelines. At over 17 dwelling units per acre, this petition includes adequate additional commitments to design.

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:

- The proposed building form, one building with 10 units, is not an outcome staff supports. Policy for attached dwellings is no more than 6 per unit. Staff would support a 10 unit project if it was broken into 2 separate buildings as originally proposed.
- Building setback along 35th St. is further out of context than originally proposed. Staff does not support the building being this close to the street in this location given the location of other structures along this block.
- Staff does not support 3 years vested rights for this project.
- The petition aligns with the Central District Plan's policy of "providing opportunities for higher density infill housing in appropriate locations throughout the district."
- A proposal for attached single family residential is consistent with the adjacent development pattern.
- The rezoning site is located between retail and multifamily residential land uses.

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: