

## Petition 2021-119 by Profile Homes

### To Approve:

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

- The plan recommends residential at up to 8 dwelling units per acre (DUA) for a portion of the site (consistent).
- The plan recommends greenway for a portion of the site (consistent).
- The plan recommends single family residential up to 4 DUA for a portion of the site (inconsistent).
- The plan recommends institutional use for a portion of the site (inconsistent).
- The petition is consistent with the General Development Policies for consideration of density up to 6 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 petition is compatible with the general development pattern in the area, consisting of mixed residential uses near the intersection of Freedom Drive and Toddville Road.
- The majority of the site is already zoned to allow single family attached and multifamily residential. This petition would reduce the density of residential use from 7.99 DUA to 4.63 DUA.
- The proposed development would provide an alternative housing type for this section of the Freedom Drive corridor.
- The petition would improve the street network in the vicinity by connecting to street stubs and provide an 8' planting strip and 6' sidewalk along all public streets.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from current recommended single-family at up to 4 DUA to residential up to 6 DUA land use for the site.

### To Deny:

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

- The plan recommends residential at up to 8 dwelling units per acre (DUA) for a portion of the site (consistent).
- The plan recommends greenway for a portion of the site (consistent).
- The plan recommends single family residential up to 4 DUA for a portion of the site (inconsistent).
- The plan recommends institutional use for a portion of the site (inconsistent).
- The petition is consistent with the General Development Policies for consideration of density up to 6 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: