

## Petition 2021-199 by Nest Home Communities, LLC

### To Approve:

This petition is found to be **inconsistent** with the *36<sup>th</sup> Street Transit Station Plan*, based on the information from the staff analysis and the public hearing, and because:

- The *36<sup>th</sup> Street Transit Station Plan* recommends single family uses up to five dwelling units per acre (DUA) for the site.

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:

- The petition supports the Transit Station Plan's general land use goals that seek to "accommodate higher intensity uses that support the various transportation systems throughout the Corridor, while protecting the fabric of residential neighborhoods and providing the opportunity for housing."
- This petition is protecting the fabric of the surrounding neighborhood and saving existing housing from demolition by proposing development on a currently vacant site along the N. Davidson Street corridor.
- While the petition exceeds the recommended density, land uses surrounding the subject property are similar in density and context.

The approval of this petition will revise the adopted future land use as specified by the *36<sup>th</sup> Street Transit Station Plan*, from single family uses up to five to residential uses greater than 22 DUA for the site.

### To Deny:

This petition is found to be **inconsistent** with the *36<sup>th</sup> Street Transit Station Plan*, based on the information from the staff analysis and the public hearing, and because

- The *36<sup>th</sup> Street Transit Station Plan* recommends single family uses up to five dwelling units per acre (DUA) for the site.

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: