

Petition 2021-241 by Jung Yim

To Approve:

This petition is found to be **inconsistent** with the *Newell Small Area Plan* (2002) based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends office and multi-family uses up to 12 dwelling units per acre.

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 is generally consistent with the existing development pattern in the area and is in context with the current use of the site.
- There is existing multi-family development to the north.
- The proposed location, use and density help to achieve the area plan's land use goal stating, "new development should be comparable in scale to existing neighborhoods".

The approval of this petition will revise the adopted future land use as specified by the *Newell Small Area Plan*, from office and multi-family uses up to 12 DUA to residential uses up to 17 DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the *Newell Small Area Plan* (2002) based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends office and multi-family uses up to 12 dwelling units per acre.

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:

2ND:

Vote:

Dissenting:

Recused: