

Petition 2021-141 by The Drakeford Company

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map*, based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood Place Type for this 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:

- (To be explained by Zoning Committee)

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood 2 for the site.

To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map*, based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood Place Type for this 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:

- 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.
- 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: