

Petition 2017-012

To Approve as recommended by the Zoning Committee:

- I move that this petition is **consistent** with the *Central District Plan*, and the density of 17.56 units per acre is consistent with the *General Development Policies (GDPs)*. The office component of the live/work units is consistent with the office use recommended for the northernmost property but technically **inconsistent** with the residential use recommended for the other two lots based on the information from the staff analysis and the public hearing, and because:
 - The plan recommends office uses for one lot, and single family residential uses up to four units per acre for the other property.
 - The petition meets the *General Development Policies* locational criteria for consideration of over 17 dwellings per acre.
- 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 subject property is located at the edge of the Commonwealth neighborhood and abuts the Plaza Central business district; and
 - The proposed development, which is primarily residential with a minor non-residential component, will provide a transition from the predominantly single family part of the Commonwealth neighborhood to the Plaza Central business district; and
 - The inclusion of live/work units provides an opportunity for services within walking distance of other businesses and residences; and
 - The proposal to develop three quadraplexes limited to two and one-half stories and set back from the sidewalk will result in new development that is compatible with the adjacent single family dwellings; and
 - Further, the building renderings show an architectural style that is in keeping with the character of the Commonwealth neighborhood.

To Deny:

- I move that the City Council finds this petition **consistent** with the *Central District Plan*, and the density of 17.56 units per acre is consistent with the *General Development Policies (GDPs)*. The office component of the live/work units is consistent with the office use recommended for the northernmost property but technically **inconsistent** with the residential use recommended for the other two lots based on the information from the staff analysis and the public hearing, and because:
 - The plan recommends office uses for one lot, and single family residential uses up to four units per acre for the other property.
 - The petition meets the *General Development Policies* locational criteria for consideration of over 17 dwellings per acre.
- 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 City Council)