

## Petition 2018-016 by Michael Loeb

### To Approve:

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

- The plan recommends single family residential uses.
- The *General Development Policies* support a density of up to six dwelling units per acre; and

([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 proposed single family development is located within an established single family detached neighborhood; and
- The surrounding single family neighborhood includes a mix of R-4 and R-5 (single family residential) zoning districts that all allow for single family development; and
- The differences between R-4 and R-5 (single family residential) districts are relatively minor and both are appropriate for low density single family development; and
- The site is adjacent to industrial zoning containing retail and religious institution uses across East Sugar Creek Road; and
- The petition will provide single family detached dwellings within the range supported by the *General Development Policies*.

### To Deny:

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

- The plan recommends single family residential uses.
- The *General Development Policies* support a density of up to six dwelling units 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 Zoning Committee)

Motion by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Motion to: Approve, Deny, Defer to \_\_\_\_\_.

Choose one: as it appears before us.  
as presented by \_\_\_\_\_  
as modified as follows: \_\_\_\_\_

And the adoption of the consistency statement

Choose one: as it appears before us.  
as presented by \_\_\_\_\_  
as modified as follows: \_\_\_\_\_

Second by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Vote: \_\_\_\_\_ Recused: \_\_\_\_\_ Absent: \_\_\_\_\_