

Petition 2018-023 by Jason Idilbi

To Approve:

The petition is found to be consistent with the land use recommendation of single family residential in the *BLE Transit Station Area Plan*. The proposed density slightly exceeds the density of five units per acre recommended by the area plan based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family dwellings.
- The plan recommends a maximum density of five dwelling units 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:

- (To be explained by the Zoning Committee)

To Deny:

The petition is found to be consistent with the land use recommendation of single family residential in the *BLE Transit Station Area Plan*. The proposed density slightly exceeds the density of five units per acre recommended by the area plan based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family dwellings.
- The plan recommends a maximum density of five 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:

- The proposed single family development is located within the NoDa neighborhood that is primarily developed with single family detached homes; and
- The surrounding single family area has an established lot pattern with one home per lot and each home is oriented to and fronts the public street; and
- The proposed development has three lots stacked on the site, with only the first lot allowing a new home to front and orient to Spencer Street; and
- As currently designed, the proposed development is not consistent with the existing residential context described above, as the homes on two of the three lots will not face Spencer Street, but instead will face the rear of another home; and
- Staff recommends redesigning the site to have lots that will result in homes that front on and orient to the street, similar to the lots immediately to the west of the site.

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: _____