

Petition 2018-012 by Harrison Tucker and John Perovich

To Approve:

The petition is found to be consistent with the residential land use recommendation in the *BLE Transit Station Area Plan*, but inconsistent with the density recommendation, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses, at a density of up to 12 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:

- (To be explained by the Zoning Committee)

To Deny:

The petition is found to be consistent with the residential land use recommendation in the *BLE Transit Station Area Plan*, but inconsistent with the density recommendation, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses at a density of up to 12 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:

- The proposed attached single family development is located within an established single family detached neighborhood; and
- The proposed density of 30.3 units per acre is in excess of the adopted plan recommendation for up to 12 units per acre, and is not consistent with the plan's policy to maintain, protect and enhance low density residential uses with a transition from more intense development that may adversely impact the character of the neighborhood; and
- Petition does not provide the recommended streetscape of an eight-foot planting strip and eight-foot sidewalk; and
- The relationship of the buildings to the street does not align with the surrounding homes, and thereby does not protect and enhance the surrounding neighborhood character.

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: