

## Petition 2018-057 by Shea Homes

### To Approve:

The petition is found to be **consistent** with the *Central District Plan* with respect to proposed land use but **inconsistent** with the density recommendation for a portion of the site, based on information from the staff analysis and the public hearing, and because:

- The proposed residential use is consistent with the *Central District Plan* recommendation for residential uses as amended by previous rezoning petitions. The proposed density is consistent for the bulk of the site. However, it is inconsistent with the density recommendation for two parcels fronting on S. Bruns Avenue in the center of the site.

([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 residential development incorporates two single family parcels with adjacent and entitled townhome projects to create one integrated residential development; and
- The proposed overall residential density of ~~14.9~~ 14.6 units per acre is consistent with the density currently allowed for the site which is 14.47 units per acre and is consistent with the *General Development Policies* which support up to 17 units per acre; and
- The development supports the goal of providing housing choice in the neighborhood and is compatible and adjacent to both existing single family and multi-family housing; and
- The site design orients residential units to front the street and the building massing is broken up to be compatible with adjacent single family development along S. Bruns Avenue; and
- Parking and vehicle access is located behind the units on a rear alley and driveways are aligned with existing neighborhood streets in order to support and strengthen the existing pedestrian-oriented street and block pattern.

### To Deny:

The petition is found to be **consistent** with the *Central District Plan* with respect to proposed land use but **inconsistent** with the density recommendation for a portion of the site, based on information from the staff analysis and the public hearing, and because:

- The proposed residential use is consistent with the *Central District Plan* recommendation for residential uses as amended by previous rezoning petitions. The proposed density is consistent for the bulk of the site. However, it is inconsistent with the density recommendation for two parcels fronting on S. Bruns Avenue in the center of the site.

([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 Zoning Committee)

### Motion:

### Approve or Deny

### Maker:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused