Petition 2018-056 by Wallace Lane LLC

To Approve:

This petition is found to be consistent with the *Independence Boulevard Area Plan* land use recommendations; however, the proposed density is inconsistent with the plan's density recommendation because:

- The *Independence Boulevard Area Plan* recommends residential uses for the subject property.
- However, the proposed density of 13.8 dwelling units per acre is inconsistent with the plan's density recommendation for up to four 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:

This petition is found to be consistent with the *Independence Boulevard Area Plan* land use recommendations; however, the proposed density is inconsistent with the plan's density recommendation because:

- The *Independence Boulevard Area Plan* recommends residential uses for the subject property.
- However, the proposed density of 13.8 dwelling units per acre is inconsistent with the plan's density recommendation for up to four 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 attached residential land use is consistent with the *Independence Boulevard Area Plan,* which recommends residential land uses. However, the proposed density of 13.8 units per acre far exceeds the recommended density of four units per acre recommended by the *Independence Boulevard Area Plan*; and
- The subject property borders an indoor warehousing facility to the west, but is surrounded by single family detached dwellings to the north, and east; 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
- Staff recommends a reduction in the number of units to comply with the recommended density.

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: