

Petition 2018-023 by Jason Idilbi

To Approve:

The proposed R-6 (single family residential) zoning district is **consistent** with the *BLE Transit Station Area Plan*. However, the allowed density is **inconsistent** with the plan recommendations based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses.
- The proposed density slightly exceeds the density of five units per acre recommended by the *BLE Transit Station Area Plan*.

([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:

- The subject property is located within the North Davidson 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 with each home being oriented to and fronting the public street; and
- The proposed request will allow all uses in the R-6 district including single family residential development in a pattern similar to the existing neighborhood.

To Deny:

The proposed R-6 (single family residential) zoning district is **consistent** with the *BLE Transit Station Area Plan*. However, the allowed density is **inconsistent** with the plan recommendations based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses.
- The proposed density slightly exceeds the density of five units per acre recommended by the *BLE Transit Station Area Plan*.

([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:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: