

Petition 2018-094 by Hopper Communities, Inc.

To Approve:

This petition is found to be **consistent** with the *South District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses at up to 12 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:

- The proposed residential use and density of 10 units per acre is consistent with the area plan recommendations and surrounding moderate density residential context; and
- There are numerous single family attached residential developments in the area and surrounding the site; and
- The current zoning would allow for 24 units and a building form that is not consistent with adjoining residential development; and
- The proposed site plan provides a slight reduction of the number of units to 20 dwellings and the building form consists of single family attached dwellings with alley-loaded double car garages, consistent with the existing development adjoining to the north and east; and
- The proposed street network connects to an existing stub of Fiddlers Roof Lane, completing the street connection anticipated in the adjoining development and supporting City Council's connectivity policies.

To Deny:

This petition is found to be **consistent** with the *South District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses at up to 12 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:

- (To be explained by the Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: