

Petition 2017-168 by J.S. & Son's Construction Company, LLC

To Approve:

This petition is found to be **consistent** with the with the land use recommendation of the *Central District Plan* and the proposed density is supported by the *General Development Policies* (GDP) because:

- The plan recommends residential land uses for the subject site.
- The GDP score is for densities up to twelve 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 majority of the site is vacant, and surrounded by single family homes. The existing multi-family structure was constructed in 1951; and
- The proposed six-foot fence and 25-foot landscaped buffer will screen the development from the existing single family homes; and
- The proposed residential density of 10.8 dwelling units per acre provides a transition from the nonresidential uses and larger residential buildings along West Boulevard to surrounding single family neighborhood; and
- The proposed setback along West Boulevard matches the setback of the existing multi-family building to provide a similar street edge along West Boulevard; and
- The proposed development improves the site with an eight-foot planting strip and six-foot sidewalk which will improve both safety and the pedestrian experience.

The approval of this petition will revise the adopted future land use for a portion of the property as specified by the *Central District Plan*, from single family residential at up to five dwelling units per acre to residential at less than or equal to twelve units per acre.

To Deny:

This petition is found to be **consistent** with the with the land use recommendation of the *Central District Plan* and the proposed density is supported by the *General Development Policies* (GDP) because:

- The plan recommends residential land uses for the subject site.
- The GDP score is for densities up to twelve 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: