Petition 2018-099 by Shea Homes

To Approve:

The petition is found to be **consistent** with the land use in the *Central District Plan* and the *Blue Line Extension Transit Station Area Plan,* based on information from the staff analysis and the public hearing, and because:

- The plans recommend residential dwelling units.

However, the proposed density is found to be **inconsistent** with the density of the *Central District Plan,* and the density of the *Blue Line Extension Transit Station Area Plan,* which*:*

- Recommends up to five dwelling units per acre; and
- Recommends up to six 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 subject property is located on East 36th Street, which is a thoroughfare that serves as prominent connection to the Blue Line Transit Station at 36th Street and includes existing and planned moderate density residential development; and
- The proposed single family attached dwelling units are consistent with the recommendation for residential uses, compatible with the surrounding residential and institutional uses and supports a mixture of housing types within the station area; and
- The proposed plan meets the Community Design guidance of the *Blue Line Extension Transit Station Area Plan* which supports moderate density development as appropriate, in some locations.

The approval of this petition will revise the adopted future land use density as specified by:

- The *Central District Plan* from residential at up to 5 dwelling units per acre to 22 units per acre; and
- The *Blue Line Extension Transit Station Area Plan* from residential at up to six dwelling units per acre to 22 units per acre.

To Deny:

The petition is found to be **consistent** with the land use in the *Central District Plan* and the *Blue Line Extension Transit Station Area Plan,* based on information from the staff analysis and the public hearing, and because:

- The plans recommend residential dwelling units.

However, the proposed density is found to be **inconsistent** with the density of the *Central District Plan,* and the density of the *Blue Line Extension Transit Station Area Plan,* which*:*

- Recommends up to five dwelling units per acre; and
- Recommends up to six 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 Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: