

## Petition 2018-112 by Michael Loeb

### To Approve:

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

- The plan recommends residential dwelling units; and
- The *General Development Policies* support a density of 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 proposed single family development is located within an established single family detached neighborhood; and
- The surrounding single family neighborhood includes a mix of R-4 and R-5 (single family residential) zoning districts that all allow for single family development; and
- The R-8(CD) petition seeks to allow two single family detached dwellings on individual lots, and the minimum setback and yards are compatible with the surrounding pattern of development; and
  - The petition will provide single family detached dwellings within the range supported by the *General Development Policies*.

### To Deny:

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

- The plans recommend residential dwelling units; and
- The *General Development Policies* support a density of 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:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**