

Petition 2018-116 JDSI, LLC

To Approve:

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

- The plan recommends residential land uses up to four 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 area plan recognizes the existing residential uses located on the subject property; and
- The surrounding area is developed mostly as single family, low density residential, consistent with the proposed R-4 zoning district; and
- The differences between the R-3 and R-4 zoning districts, are some minimal lot dimension related to lot size, width, rear and side yard requirements.

To Deny:

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

- The plan recommends residential land uses up to four 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: