

## **Petition 2018-156 by Doug Dunaway**

### **To Approve:**

This petition is found to be consistent with residential land use in the *Central District Plan*, and the *General Development Policies* support a density up to six dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential land uses.

([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 density of 4.5 units per acre is slightly higher than what is allowed under the current zoning and is slightly higher than the adopted plan recommendation of four dwelling units per acre.
- The proposed development is consistent with the development pattern and residential land use recommendation for the site and surrounding area.
- The new development will upgrade the existing pedestrian network along the site's frontage.
- A single-family structure and duplex is a use allowed under the existing zoning district and the proposed district.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family residential use at four dwellings per acre to residential use at up to six dwellings per acre for the site.

### **To Deny:**

This petition is found to be consistent with residential land use in the *Central District Plan*, and the *General Development Policies* support a density up to six dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential land uses.

([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:**

**2<sup>ND</sup>:**

### **Vote:**

### **Dissenting:**

### **Recused:**