

Petition 2019-010 by JDSI, LLC

To Approve:

This petition is found to be **consistent** with the *Northwest District Plan* for most of the site and **inconsistent** for a portion of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use for most of the site, with multi-family development for the western portion and single family at four dwellings per acre for the eastern portion of the site. The plan recommends industrial use for a small portion of the site at the southwest corner.

However, 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 R-6 zoning district is a single-family district that only permits detached dwellings by-right. The R-8 district is also a single-family district; however, it permits detached and attached dwellings (duplex, triplex, and quadplex) by-right.
- The rezoning of the northwest portion of the site for single family use at eight dwellings per acre represents a reduction in intensity from the plan recommendation of multi-family residential.
- Single family residential use at the east end at six dwellings per acre is an increase over the plan recommendation of four dwellings per acre, however, this is compensated by the reduced density to the west.
- The southwest portion of the site is recommended for industrial development. However, the adjacent area zoned for and expected to remain in industrial use is separated from the site by a proposed greenway and water quality buffer. This natural buffer will provide separation between residential use and the remaining industrial land use.
- The overall development unifies contiguous property with multiple land use recommendations into a single development.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan*, from multi-family residential, single family residential up to 4 dwellings per acre, and industrial, to single family residential use, with portions at 6 and 8 dwellings per acre for the site.

To Deny:

This petition is found to be **consistent** with the *Northwest District Plan* for most of the site and **inconsistent** for a small portion of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential use for most of the site, with multi-family development for the western portion and single family at four dwellings per acre for the eastern portion of the site. The plan recommends industrial use for a small portion of the site at the southwest corner.

Therefore, 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: