

Petition 2018-145 Brendan Mylton

To Approve:

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

- The plan recommends residential land uses at 4 units per acre

([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:

- To be explained by the Zoning Committee

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from residential use at 4 units per acre to residential use at up to 8 dwelling units per acre for the site.

To Deny:

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

- The plan recommends residential land uses at 4 units per acre

([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:

- The petition would increase density above the plan recommendation within an area that has potential flooding concerns
- Dry land access to the properties cannot be ensured as the site is exempt from providing dry land access along the extended portion of St. George St.
- The petitioner may need to request a variance for a portion of St. George St. to remain in the floodplain which could result in a portion of the road still being prone to flooding
- The request to add additional residential development above what is allowed by right is generally inconsistent with the City's overall adopted policies regarding floodplain risk reduction

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: