

## Petition 2018-127 by Blue-Azalea – Providence, LLC

### To Approve:

This petition is found to be **consistent** with the *South District Plan* recommendation for residential uses, and with the *General Development Policies* density recommendation based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to three dwelling units per acre, and the *General Development Policies* support a density up to eight 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.
- The proposed development is adjacent to a single family attached development zoned R-8(CD).
- The R-8(CD) petition seeks to allow three single family detached dwellings, or two duplex dwellings on three individual lots, and the minimum setback and yards are compatible with the surrounding pattern of development.
- The proposed density is supported by the *General Development Policies*.

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

### To Deny:

This petition is found to be consistent with the *South District Plan* recommendation for residential uses, and with the *General Development Policies* density recommendation based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to three dwelling units per acre, and the *General Development Policies* support a density up to eight 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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: