

Petition 2018-167 by Verde Homes, LLC

To Approve:

The petition is found to be **inconsistent** with the *South District Plan* recommended density, based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential land use at a density of up to 3 dwelling 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 Zoning Committee)

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from residential up to 3 dwelling units per acre to residential up to 5 dwelling units per acre.

To Deny:

The petition is found to be **inconsistent** with the *South District Plan* recommended density, based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential land use at a density of up to 3 dwelling 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 proposed development is inconsistent with the single family land use recommended for the site, and exceeds the density supported by the *General Development Policies* of four dwelling units per acre.
- An increase in the density above what is recommended by the plan could impact the existing single family residential properties by incorporating driveway/access, dumpster area and parking areas in close proximity to existing lots.
- While the proposed use of age-restricted housing would help to address a housing need for this demographic, the density and attached product is inconsistent with development patterns in this area.

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: