

Petition 2019-023 by Sinacori Builders

To Approve:

While this petition provides residential use as recommended by the *South District Plan*, the proposed density is **inconsistent** with the plan, and is not supported by the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to 3 dwelling units per acre (DUA).
- The General Development Policies support up to 4 DUA.

([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:

- Although the density increase is not supported by the *South District Plan* and the *General Development Policies*, the proposed density of 5.07 DUA is consistent with other townhome developments east of the site. The density of these other townhomes ranges from 3.68 to 5.22 DUA.
- The petition includes a mixture of housing types with 2 single family detached lots and a maximum of 24 townhomes.
- The site plan provides setbacks and side and rear yards abutting single family residential that are sensitive to and compatible with the existing residential context.
- The site plan also limits the height of the proposed units to 40 feet, which is the same height allowed for single family homes.
- The site plan provides a 31-foot Class C buffer abutting single family use and zoning.
- The site is located along and accessed from Carmel Road and is not internal to established subdivisions. Along this section of Carmel Road there are a variety of uses including single family homes, townhomes, institutional uses and a commercial use. The proposed development is compatible with the type and form of existing development in the area.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential at 3 dwelling units per acre to residential less than or equal to 6 DUA for the site.

To Deny:

While this petition provides residential use as recommended by the *South District Plan*, the proposed density is **inconsistent** with the plan, and is not supported by the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses up to 3 dwelling units per acre.
- The General Development Policies support up to 4 DUA.

([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: