

Petition 2019-009 by Joseph Rhodes

To Approve:

This petition is found to be **consistent** with the *Northwest District Plan* recommendation for residential uses, and with the *General Development Policies* density recommendation for the northern portion of the site. The petition is **inconsistent** with the Plan for the southern portion of the site, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family development at up to 4 units per acre and the *General Development Policies* support a density up to 8 dwelling units per acre for the north portion of the site.
- The plan recommends retail uses on the south portion of the site along Trinity Road.

([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 plan recommends single family development at up to 4 units per acre for the north portion of the site, and retail uses on the south portion of the site along Trinity Road.
- The General Development Policies (GDP), updated in 2007, provides policy guidance for evaluating proposed residential densities greater than 4 units per acre. The petition meets the General Development Policies locational criteria for consideration of up to 8 dwellings per acre.
- Surrounding retail, church, school, and park uses will provide support services for the proposed attached residential use.
- The site abuts single family zoning only at Hornet's Nest Elementary School, and so does not abut existing lower density single family neighborhoods.
- The surrounding land uses are more compatible with the petition's proposed residential development than the Northwest District Plan (1990) recommendation for retail on Trinity Road.
- To the east and south of the site are religious institutions, which while zoned B-2, are considered compatible with residential uses.
- To the west of the site is Hornet's Nest Park. Hornet's Nest Park is a Regional Park with over 140 acres of active and passive recreation opportunities. Parks are considered compatible with residential uses and provide residents with increased access to open space and recreation opportunities.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan* (1990), from single family up to 4 DUA and retail uses to residential up to 8 DUA for the site.

To Deny:

This petition is found to be **consistent** with the *Northwest District Plan* recommendation for residential uses, and with the *General Development Policies* density recommendation for the northern portion of the site. The petition is **inconsistent** with the Plan for the southern portion of the site, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family development at up to 4 units per acre and the *General Development Policies* support a density up to 8 dwelling units per acre for the north portion of the site.
- The plan recommends retail uses on the south portion of the site along Trinity Road.

([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:

2ND:

Vote:

Dissenting:

Recused: