

Petition 2018-160 by Keith Saieed, K Sade Ventures

To Approve:

This petition is found to be **inconsistent** with the *Northeast District Plan* with respect to proposed land use but **consistent** with the *General Development Policies* (GDP), based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends residential uses of up to four dwelling units per acre. GDP supports the requested density of up to 6 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:

- The site abuts compatible residential uses to the north and south, and institutional uses to the east.
- The requested density (six dwelling units per acre) is lower than entitlements for adjacent residential development (eight dwelling units per acre).
- The petition includes off-site transportation improvements, including a signalized intersection, that will improve vehicular connectivity and safety in the surrounding area.
- The petition commits to enhancing the pedestrian environment, particularly through the construction of a 12-foot multi-use path that will improve safety and connectivity.
- The petition commits to include improved architectural design standards for the site's multi-family component. As such, the *General Development Policies* (GDP) supports a density recommendation of up to six dwelling units per acre, matching the petitioner's requested density.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan* (1996), from single family residential up to four dwelling units per acre, to residential up to six dwelling units per acre.

To Deny:

This petition is found to be **inconsistent** with the *Northeast District Plan* with respect to proposed land use but **consistent** with the *General Development Policies* (GDP), based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends residential uses of up to four dwelling units per acre. GDP supports the requested density of up to 6 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:

2ND:

Vote:

Dissenting:

Recused: