

Petition 2019-076 by Hopper Communities

To Approve:

This petition is found to be **inconsistent** with the *Central District Plan* recommendation for single family up to 8 dwelling units per acre for this site but is **consistent** with the *General Development Policies* (GDP) guidance to allow over 17 dwelling units per acre, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to 8 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 petition is inconsistent with the density recommendation from the Central District Plan; however, since the adoption of that plan in 1993 there have been significant changes in the area surrounding this site, including the recent rezoning of Savona Mill and the future LYNX Gold Line streetcar.
- The site is located within ½ mile of a transit stop along the Lynx Gold Line streetcar at Five Points.
- The site is located within the Rozzelles Ferry/West Trade CNIP area, where significant infrastructure and neighborhood enhancement projects are underway that compliment more dense residential development.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family up to 8 units per acre to residential up to 22 units per acre for the site.

To Deny:

This petition is found to be **inconsistent** with the *Central District Plan* recommendation for single family up to 8 dwelling units per acre for this site but is **consistent** with the *General Development Policies* (GDP) guidance to allow over 17 dwelling units per acre, based on the information based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to 8 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: