

Petition 2019-127 by Regal Estates LLC

To Approve:

This petition is found to be **inconsistent** with the *Central District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family land use for this site.

(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 proposed petition is inconsistent with the land use recommendation for single family up to 4 DUA for this site. However, the site is located at an intersection within an activity center that could support a small increase in density.
- The site is currently developed as a duplex which is permitted on corner lots within the R-4 zoning district; and
- The petition meets the General Development Policies locational criteria for consideration of up to 6 dwellings per acre

The approval of this petition will revise the adopted future land use as specified by the Central District Plan, from single family up to 4 DUA, to residential up to 8 DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the *Central District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family land use for this site.

(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:

Recused: