

## **Petition 2019-137 by Kinger Homes**

### **To Approve:**

This petition is found to be consistent with the *Northeast District Plan* (1996) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses at up to four dwelling units per acre.

Therefore, 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:

- At 3.2 dwelling units per acre, this petition is less dense than the district plan's recommendation for four dwelling units per acres.
- Surrounded by single family uses in the R-3 zoning district, the petition's commitment to 3.2 detached dwelling units per acre is in line with the surrounding context.
- The petition has direct access to Sugar Creek Road, keeping new residential traffic out of the existing neighborhoods.
- The petition commits to improving pedestrian connections in the area with a 6-foot sidewalk and 8-foot planting strip along Sugar Creek Road, connecting to the existing sidewalk of the neighboring development to the west.

### **To Deny:**

This petition is found to be consistent with the *Northeast District Plan* (1996) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses at up to four 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:**

### **2<sup>ND</sup>:**

### **Vote:**

### **Dissenting:**

### **Recused:**