

## Petition 2019-138 by Roma Homes

### To Approve:

This petition is found to be **inconsistent** with the *Central District Plan* (1993) with respect to land use but **consistent** with *General Development Policies* (GDP) based on the information from the staff analysis and the public hearing, and because:

- GDP recommends over 17 dwelling units per acre for the site with design guidelines.

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:

- The request for four detached single family units on .55 acres (7.3 DUA) is significantly less impactful than the 17 DUA density supported by the GDP.
- The request allows for the development of a vacant parcel of land with a product that closely matches the context of the surrounding single family neighborhood with detached, single family dwelling units.
- The requested density is similar to a recently approved rezoning petition (2018-049) directly across Whiting Avenue for 18 single family detached dwelling units on 2.57 acres (7 DUA).

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from residential uses up to 5 dwelling units per acre to residential uses up to 8 dwelling units per acre.

### To Deny:

This petition is found to be **inconsistent** with the *Central District Plan* (1993) with respect to land use but **consistent** with *General Development Policies* (GDP) based on the information from the staff analysis and the public hearing, and because:

- GDP recommends over 17 dwelling units per acre for the site with design guidelines.

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: