

Petition 2019-139 by JDSI, Inc.

To Approve:

This petition is found to be **consistent** with the *Eastland Area Plan* (2003) with respect to most of the recommended land use but **inconsistent** with a small portion of the subject property, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family uses up to 12 dwelling units per acre for parcel 20324103 and residential uses up to four dwelling units per acre for parcel 10332225.

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 petitioner's request for a single family zoning district is more closely aligned with the context of the surrounding neighborhoods and would be developed under a similar density of constructed subdivisions along Wallace Road.
- Trip generation from the request away from a multi-family zoning district is only 12 percent more than current entitlements would create.
- The request to rezone accomplishes one of the Eastland Area Plan's goals of "supporting strong neighborhoods" through the by providing additional housing options while maintaining the general residential character of the surrounding area.

The approval of this petition will revise the adopted future land use as specified by the *Eastland Area Plan* for parcel 10332225, from single family residential up to four DUA to single family residential up to eight DUA.

To Deny:

This petition is found to be **consistent** with the *Eastland Area Plan* (2003) with respect to most of the recommended land use but **inconsistent** with a small portion of the subject property, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family uses up to 12 dwelling units per acre for parcel 20324103 and residential uses up to four dwelling units per acre for parcel 10332225.

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: