

Petition 2019-141 by Mark Bolous

To Approve:

This petition is found to be **inconsistent** with the *South District Plan* (1993) recommendation for single family housing at three units per acre for this site. The petition is **consistent** with the *General Development Policies* recommendation for residential uses at the proposed density based on the information from the staff analysis and the public hearing, and because:

- The petition proposes single family attached and detached residential use up to 9.09 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:

- The General Development Policies residential design guidelines state that infill development should protect and enhance the character of existing neighborhoods by encouraging a range of housing types and densities while blending the building scale and setbacks with existing development.
- The proposed site layout provides a setback along the street frontages that is compatible with surrounding single family residential.
- Duplex units are permitted on corner lots within single family zoning. The proposed duplex unit is located on the corner of the intersection of North Sharon Amity Road and Castleton Road.
- Single family homes dominate the Castleton Road frontage. The petition proposes two single family homes fronting Castleton Road.
- The dwelling units have a height limited to 40 feet, same maximum height allowed in single family zoning.
- The adjoining property zoned R-12MF(CD) by petition 1995-060 is conditionally zoned for use only as a fraternal organization hall and buffers the site from single family uses to the north and west of the site.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family at 3 DUA to residential at 12 DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the *South District Plan* (1993) recommendation for single family housing at three units per acre for this site. The petition is **consistent** with the *General Development Policies* recommendation for residential uses at the proposed density based on the information from the staff analysis and the public hearing, and because:

- The petition proposes single family attached and detached residential use up to 9.09 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: