

## Petition 2019-178 by DRB Group

### 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 industrial 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 residential development, while inconsistent with the industrial land use recommendation, is compatible with the office, retail and residential development pattern in the area.
- The site was rezoned in 2007 to I-2(CD), however it has remained mainly vacant with some office and retail uses, but never with industrial uses.
- The site is more appropriate for mixed use development including residential, as it is located within a Wedge and is within one mile of a Lynx Gold Line stop, adjacent to a bus route and greenway.
- The proposed density of 11.6 dwelling units per acre, is supported by the General Development Policies.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from industrial use to residential up to 12 dwelling units per acre 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 industrial 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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: