

## Petition 2020-040 by Alensky Signature Homes LLC

### To Approve:

The petition is found to be **consistent** with the *Independence Area Plan* with respect to land use and **inconsistent** with respect to density, based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses at a density of four dwelling units per acre.

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 land use is consistent with the plan recommendation for residential development and in keeping with the surrounding land uses.
- The parcel located on the other side of Goodwin Avenue is of similar size and has been subdivided into 2 lots.
- The subject parcel is a corner lot with frontage on both Commonwealth Avenue and Goodwin Avenue.

The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan* from residential up to 4 DUA to residential up to 8 DUA.

### To Deny:

The petition is found to be **consistent** with the *Independence Area Plan* with respect to land use and **inconsistent** with respect to density, based on information from the staff analysis and the public hearing, and because

- The plan recommends residential uses at a density of four dwelling units per acre

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 Zoning Committee)

**Motion:**  
**Approve or Deny**  
**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**