

Petition 2020-065 by Herman E. Ratchford

To Approve:

This petition is found to be **consistent** with the *Eastland Area Plan* and the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Single Family/Multi-Family/Office/Retail for this site.
- The *General Development Policies* guidelines support up to 17 DUA for the site.

(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 site is currently developed with multi-family residential.
- The site is adjacent to other multi-family residential use in R-17MF zoning districts.
- The density increase from 12 DUA in O-1 to 17 DUA in R-17MF is consistent with other multi-family developments in the broader area zoned R-17MF. In addition, multi-family up to 22 dwelling units per acre would be allowed in the surrounding B-2 zoned areas.
- The proposed zoning would allow up to 17 units per acre, as supported by the General Development Policies.
- The site is located in an area with a mix of uses appropriate for moderate density multi-family use.

To Deny:

This petition is found to be **consistent** with the *Eastland Area Plan* and the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Single Family/Multi-Family/Office/Retail for this site.
- The *General Development Policies* guidelines support up to 17 DUA for the site.

(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: