

**Petition 2020-039 by Hinshaw Properties, LLC**

**To Approve:**

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

- The plan recommends residential land uses up to 22 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 site is an infill parcel with frontage on 7<sup>th</sup> Street.
- The proposed density is slightly over the recommended density at 22.61 units per acre.
- The site is generally surrounded by existing attached and multi-family residential developments.
- The plan provides buffer/ screening abutting single family homes.
- The plan limits the height of the buildings to 48 feet which is compatible with surrounding development.
- The request provides a 10-foot vegetated area along the property line abutting the single family residence.
- The plan provides architectural standards related to building materials, limitations on blank walls, and treatment of corner/end units.
- The development enhances walkability via streetscape improvements along abutting frontages.

The approval of this petition will revise the adopted future land use as specified by the *Elizabeth Area Plan*, from residential up to 22 units per acre to residential over 22 units per acre for the site.

**To Deny:**

The petition is found to be **consistent** with the *Elizabeth Area Plan* with respect to proposed land use and **inconsistent** with the plan's recommended, based on information from the staff analysis and the public hearing, and because, and because:

- The plan recommends residential land uses up to 22 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:**