

## Petition 2020-074 by Bob Dyer, Redwood USA

### To Approve:

This petition is found to be **inconsistent** with the *Northeast District Plan* with respect to proposed land use but **consistent** with recommended density, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential uses of up to four dwelling units per acre (DUA)

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:

- Although the petition proposes multi-family dwelling units, the DUA for this project does not exceed the recommended land use density of four DUA.
- The petition assists in achieving the Northeast District Plan's goal of attractive and diverse neighborhoods by offering a type of housing not currently found in the area. Additionally, the proposal enhances mobility by committing to the construction of a 12' multi-use path to accommodate bike and pedestrian travel.
- The petitioner commits to provide accessible public open space by dedicating a 50-foot easement along the eastern property boundary for future greenway use.

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

### To Deny:

This petition is found to be **inconsistent** with the *Northeast District Plan* with respect to proposed land use but **consistent** with recommended density, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential uses of up to four dwelling units per acre (DUA)

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: