Petition 2020-100 by Delray Ventures, LLC

To Approve:

This petition is found to be **inconsistent** with the *South District Plan* based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends institutional use for this parcel.

([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 *General Development Policies* support the requested density of less than or equal to 12 DUA; and
- The proposal redevelops a parcel with an institutional use (Masonic Lodge) and would not result in the removal of existing homes.
- The *General Development Policies* would support over 17 DUA for the site. However, the petition proposes single family residential attached use with a density limited to 9.68 units per acre.
- The site is located adjacent to existing multi-family residential to the east, developed at 11.74 dwelling units per acre.
- The plan provides buffers adjacent to single family homes, larger than Ordinance minimum setback along the public street, and architectural design requirements that mitigate the projects impact on surrounding single family homes.
- Provides a transition of development intensity between the single family homes to the west and the adjacent multi-family development east of the site.

  The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family use to Residential <= 12 DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the *South District Plan* based on the information from the staff analysis and the public hearing, and because:

- The *Plan* recommends institutional use for this parcel.

([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:
2ND:

Vote:
Dissenting:
Recused: