

Petition 2020-137 by John Clark, Jr.

To Approve:

This petition is found to be **inconsistent** with the *Newell Area Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to four dwelling units per acre (DUA) and greenway uses for the site.

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 subject property's location is in a gap area for public open space. To offset that gap, the request provides at minimum 12,000 square feet of amenitized open space.
- The requested increase in density is appropriate in this location as the Blue Line's University City Blvd. Park and Ride station is approximately 6,000 feet from the property's proposed entrance.
- The request satisfies the Plan's land use objective of "providing a broad range of housing" that will meet the needs of different types of households. The request provides a moderate increase in density in an area that is immediately adjacent to the future Toby Creek Greenway corridor
- Although inconsistent with recommended density, the requested housing type (single family attached) is consistent with the proposed land use recommendation.

The approval of this petition will revise the adopted future land use as specified by the *Newell Small Area Plan* for a portion of the site, from single family uses up to 4 DUA to residential uses up to 8 DUA for the site. The area recommended for greenway uses shall remain.

To Deny:

This petition is found to be **inconsistent** with the *Newell Area Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to four dwelling units per acre (DUA) and greenway uses for the site.

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: