Petition 2020-170 by Sree Properties, LLC

To Approve:

This petition is found to be **inconsistent** with the *Central District 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 five dwelling units per acre (DUA) 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 request would permit single family uses on the site which, while over recommended density, is still consistent with the recommended uses for the parcel per the adopted land use plan.
- While over the Central District Plan's recommended density, the petition meets the General Development Policies locational criteria for consideration of eight to 12 dwellings per acre.
- The requested district will not allow any greater height allowance than already permitted under existing entitlements (40 feet for a residential structure).
- The request is in alignment with the Central District Plan's policy recommendation of promoting "more urban scale infill development…". The R-8 district is meant to address, as the ordinance states, "urban single family living".

The approval of this petition will revise the adopted future land use as specified by the Central District Plan, from single family uses up to five DUA to residential uses up to eight DUA.

To Deny:

This petition is found to be **inconsistent** with the *Central District 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 five dwelling units per acre (DUA) 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: