

Petition 2020-174 by MOD CLT

To Approve:

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

- The *plan* recommends single family residential at up to five dwelling units per acre (DUA) for this 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 petition meets the General Development Policies for supporting an increase in density up to 8 dwelling units per acre for this site.
- A slightly higher density is appropriate at this location on a corner lot as a transition to the single family residential to the east and south of the site.
- An extension of Stewart Creek Greenway, currently under construction, will bring a connector trail across Parkway Avenue from the site.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from single family up to 5 DUA to residential up to 8 DUA for the site.

To Deny:

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

- The *plan* recommends single family residential at up to five dwelling units per acre (DUA) for this 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: