

## Petition 2020-168 by Thom Miller

### To Approve:

This petition is found to be **inconsistent** with the *Eastland 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) 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 overall density request (4.45 DUA) is only marginally higher than the recommended density for the site (4 DUA).
- While slightly higher than the recommended density, a request of 4.45 DUA is an appropriate transition between areas of lower density to the East and areas of higher density to the West, along Eastway Drive.
- The proposed housing is consistent with the overall context of the surrounding neighborhood.
- This petition proposes residential uses, and the Eastland Area Plan recognizes a need for protecting existing neighborhoods from non-residential encroachment.

The approval of this petition will revise the adopted future land use as specified by the Eastland Area Plan from single family uses up to four DUA to residential uses up to five DUA for the site.

### To Deny:

This petition is found to be **inconsistent** with the *Eastland 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) 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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: