

Petition 2020-001 by Birdco, Inc.

To Approve:

This petition is found to be both **consistent** and **inconsistent** with adopted plan guidance, based on the information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends residential uses up to five dwelling units per acre (DUA)
- *General Development Policies* recommends residential density from eight to 12 DUA.

Therefore, 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 mirrors a recently approved rezoning petition two lots to the east (2020-170).
- While over the Central District Plan's recommended density, the petition meets GDP's locational criteria for consideration of 8 to 12 dwellings per acre.
- The request aligns with the Central District Plan's policy recommendation of promoting "more urban scale infill development...". The R-8 district's intent is address "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 up to five dwelling units per acre to residential uses up to eight dwelling units per acre for the site.

To Deny:

This petition is found to be both **consistent** and **inconsistent** with adopted plan guidance, based on the information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends residential uses up to five dwelling units per acre (DUA)
- *General Development Policies* recommends residential density from eight to 12 DUA.

However, 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: