

Petition 2021-016 by Urban Trends Real Estate, Inc.

To Approve:

This petition is found to be inconsistent with the *Central District Plan* (1993) recommendation of single-family residential use up to 4 dwelling units per acre, but consistent with the *General Development Policies* (GDP) recommendation of over 17 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single-family residential use up to 4 dwelling units per acre.

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:

- This petition proposes up to 150 multi-family dwelling units for a density of 21.36 dwelling units per acre (DUA).
- The *General Development Policies* (2007) provide policy guidance and locational criteria for evaluating applicable parcels previously recommended for residential uses for density. The *General Development Policies'* locational criteria would score this site for over 17 dwelling units per acre with design guidelines. At over 17 dwelling units per acre, this petition includes adequate additional commitments to design.
- This petition helps to fulfill the district plan's goal of increasing infill housing units on vacant or underutilized properties to increase the current housing stock.
- The site plan proposes to increase the pedestrian experience within the development by including open space areas with amenities such as seating areas, hardscape elements and shade structures, and committing to provide a minimum 5-foot sidewalk and cross-walk network that links to the buildings on the site and to the sidewalks along the abutting public streets.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from Single Family up to 4 DUA to Residential up to 22 DUA for the site.

To Deny:

This petition is found to be inconsistent with the *Central District Plan* (1993) recommendation of single-family residential use up to 4 dwelling units per acre, but consistent with the *General Development Policies* (GDP) recommendation of over 17 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single-family residential use up to 4 dwelling units per acre.

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: