

## Petition 2020-197 by The Paces Foundation, LLC

### To Approve:

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

- The *Central District Plan* (1993) recommends single family residential up to 5 units per acre and single family residential up to 8 units per acre, and the *General Development Policies* recommends over 17 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:

- The petition meets the *General Development Policies* locational criteria for consideration of over 17 dwelling units per acre.
- The request supports a desired mix of housing types in the area.
- Directly east of the site is a religious institution, and west are a mix of institutional, office, residential, and retail uses.
- The project commits to streetscape improvements along West Boulevard.
- The request commits to several transportation improvements, including provision of an 8-foot sidewalk adjacent to the unopened right-of-way located along the western property line. Pedestrian scale lighting will also be provided along this sidewalk.
- The petition proposes a new ADA compliant bus waiting pad per along West Boulevard for outbound bus stop #34580.
- The petition commits to installation of evergreen shrubs to enhance screening of the parking and refuse areas from existing residential and institutional uses along Elmin Street.
- The site plan clearly identifies proposed open space amenity area and urban open space area with associated conditional notes committing to their improvements.
- The approval of this petition will revise the adopted future land use as specified by the Central District Plan, from current recommended single family residential up to 5 units per acre and single family residential up to 8 units per acre to new recommended residential over 17 units per acre for the site.

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### To Deny:

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

- The *Central District Plan* (1993) recommends single family residential up to 5 units per acre and single family residential up to 8 units per acre, and the *General Development Policies* recommends over 17 dwelling units per acre.

(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:**