

Petition 2021-031 by Halley Douglas, Inc.

To Approve:

The petition is found to be **inconsistent** with the *Elizabeth Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The *Elizabeth Area Plan* recommends residential up to 5 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 site directly abuts an existing multi-family structure that is zoned R-22MF.
- The rezoning site is immediately surrounded by single-family residential homes, quadruplexes, apartments and condominiums.
- The request is consistent with the development patterns in the immediate area.
- The R-8(CD) petition seeks to allow all residential uses, including a duplex, on the rezoning lot. The project will provide a minimum setback and yards that are compatible with the surrounding pattern of development.

The approval of this petition will revise the adopted future land use as specified by the *Elizabeth Area Plan*, from current recommended residential up to 5 units per acre use to new recommended residential up to 8 units per acre use for the site.

To Deny:

The petition is found to be **inconsistent** with the *Elizabeth Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The *Elizabeth Area Plan* recommends residential up to 5 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 Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: