

Petition 2021-034 by JCAN Properties, LLC

To Approve:

This petition is found to be **inconsistent** with the *Central District Plan* (1993) with respect to proposed land use but **consistent** with *General Development Policies*, based on the information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends single family uses up to four DUA for the site
- *General Development Policies* recommends 6-8 DUA based upon meeting locational criteria set forth in the document.

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:

- While over the Central District Plan's recommended density, the petition meets GDP's locational criteria for consideration of six to eight DUA.
- The requested density is reasonable as the parcel is near existing neighborhood amenities (less than .3 miles from Cordelia Park and .1 mile from a school).
- 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 to 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 uses up to four DUA to residential uses up to eight DUA.

To Deny:

This petition is found to be **inconsistent** with the *Central District Plan* (1993) with respect to proposed land use but **consistent** with *General Development Policies*, based on the information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends single family uses up to four DUA for the site
- *General Development Policies* recommends 6-8 DUA based upon meeting locational criteria set forth in the document.

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:

2ND:

Vote:

Dissenting:

Recused: