

Petition 2021-041 by Pareshhumar Patel

To Approve:

This petition is found to be consistent with the *Northwest District Plan* (1990) recommendation of multi-family use except for parcel 03513536 where it recommends single family residential use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family residential uses except parcel 03513536, where it 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:

- The *Northwest District Plan* (1990) recommends multi-family residential use for all parcels except parcel 03513536, where it recommends single family residential use up to 4 DUA.
- While the petition is inconsistent with the future land use recommendation for parcel 03513536, allowing for a higher density would not be out of character for the site, as the parcel is adjacent to parcels with a future land use of Multi-Family
- The petition fulfills the district plan's goal to encourage a wide range of housing opportunities.
- Zoning this site to R-8MF is in keeping with the surrounding area designated for multi-family use.

The approval of this petition will revise the adopted future land use as specified by the *Northwest District Plan* (1990), from Single Family Residential up to 4 DUA to Residential up to 8 DUA for parcel 03513536.

To Deny:

This petition is found to be consistent with the *Northwest District Plan* (1990) recommendation of multi-family use except for parcel 03513536 where it recommends single family residential use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family residential uses except parcel 03513536, where it 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: