

Petition 2021-046 by Alenky Family Foundation

To Approve:

This petition is found to be inconsistent with the *Central District Plan* (1993) land use designation of single family residential up to 4 dwelling units per acre, but consistent with the *General Development Policies*, which supports residential density up to 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 up to 4 dwelling units per acre.
- The *General Development Policies* recommend residential density up to 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:

- This petition proposes to subdivide parcel 08705203 to build a maximum of three single family dwelling units, for a density of 11.39 DUA.
- The *General Development Policies* (GDP) provide policy guidance for evaluating proposed residential densities greater than four units per acre. The petition's request for residential up to 12 DUA is less dense than the General Development Policies support of up to 17 dwelling units per acre.
- This petition helps to fulfill the *Central District Plan* (1993) goal of increasing the supply of compatible infill housing, especially in vacant and underutilized properties.
- This petition proposes single family detached housing, which is appropriate and compatible with the character of the surrounding single-family neighborhood that contains primary detached housing.

The approval of this petition will revise the adopted future land use, as specified by the *Central District Plan* (1993), from Single Family ≤ 4 DUA to Residential ≤ 12 DUA for the site.

To Deny:

This petition is found to be inconsistent with the *Central District Plan* (1993) land use designation of single family residential up to 4 dwelling units per acre, but consistent with the *General Development Policies*, which supports residential density up to 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 up to 4 dwelling units per acre.
- The *General Development Policies* recommend residential density up to 17 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: