

Petition 2021-182 by Birdco, Inc.

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 Policy's* (GDP) density recommendation, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends residential uses up to 8 dwelling units per acre (DUA); and
- GDP recommends consideration of 8 to 12 DUA.

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 eight to 12 DUA.
- 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 address "urban single family living."
- This petition's request meets the intent of the UR-1 district which is "to protect and enhance designated single-family areas and to encourage appropriate infill development within these areas."

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from residential uses up to 8 DUA to residential uses up to 12 DUA for the site.

To Deny:

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

- The Plan recommends residential uses up to 8 dwelling units per acre (DUA); and
- GDP recommends consideration of 8 to 12 DUA.

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: