

Motion to Recommend Approval

(Approving zoning amendment)

“I move to recommend adoption of the proposed Consistency Statement dated April 28, 2026, contained in the agenda materials and to recommend approval of the zoning amendment.”

Comprehensive Plan Consistency Statement

April 28, 2026

Zoning case no. Z-57-25

Address: 8020 Litchford Road

Applicant: Bronwyn Redus, McAdams Co, on behalf of Trustee of The Lynn Hawthorne Revocable Living Trust, The Teresa Vernetta Hawthorne Supplemental Needs Trust, The Anthony Todd Hawthorne Irrevocable Family Trust

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Planning Commission determines that the proposed zoning amendment is **INCONSISTENT** with the Comprehensive Plan and other adopted plans, **CONSISTENT** with the Future Land Use Map, and should be **APPROVED**.

The action taken is reasonable and in the public interest because:

- The request will support the development of a vacant site, increasing housing supply overall.
- Future residents will benefit from the site’s proximity to nearby commercial centers and public amenities.

The request has been found to be inconsistent with the following Comprehensive Plan policies:

- LU 2.6 Zoning and Infrastructure
- LU 8.1 Housing Variety
- LU 8.17 Zoning for Housing Opportunity and Choice
- EP 1.1 Greenhouse Gas Reduction
- H 1.8 Zoning for Housing
- CS 4.4 Response Time Standards

The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community are:

- The request will support the provision of housing that is at a similar scale to the surrounding area.

Rezoning Request Motion Worksheet

"I move to recommend of rezoning case Z-____-_____.

The rezoning case is with the Future Land Use Map and with the 2030 Comprehensive Plan."

APPROVE

"The rezoning request *is* reasonable and in the public interest because it:

Example statements:

Housing

- "Increases the housing supply in the area."
- "Allows additional types of housing."
- "Guarantees affordable housing."

Infill & Compatibility

- "Is compatible with the surrounding area."
- "Includes conditions that will mitigate the impact on adjacent properties."
- "Enables development of a constrained/underutilized site."
- "Reduces or removes impacts on historic resources."

Transportation

- "Increases development intensity in an area with high quality transit access."
- "Extends the street grid and/or eliminates gaps in the transportation system."
- "Creates additional connections to the greenway system."

Environment

- "Preserves open space."
- "Protects ecologically sensitive areas."
- "Controls stormwater above and beyond UDO requirements."
- "Includes additional tree protection."

Other

- Some other public benefit(s)*

DENY

"The rezoning request *is not* reasonable and in the public interest because it:

Example statements:

Housing

- "Restricts the housing supply in the area."
- "Reduces housing choices."
- "Does not increase housing affordability."

Infill & Compatibility

- "Is not compatible with the surrounding area."
- "Does not include appropriate transition requirements."
- "Damages or destroys historic resources."

Transportation

- "Does not have adequate access to transit."
- "Impedes connectivity and/or actively obstructs the Street Plan."
- "Does not create a safe environment for pedestrian and/or cyclists."

Environment

- "Does not provide sufficient open space."
- "Could harm ecologically sensitive areas."
- "Could worsen existing stormwater issues."
- "Could result in a loss of valuable mature trees."

Other

- Some other public detriment(s)*