

## **Motion to Approve**

*(Approving zoning amendment)*

“I move to adopt the proposed Consistency Statement dated May 5, 2026, contained in the agenda materials and to approve the zoning amendment with the adoption and effective dates described in the agenda item under Recommended Action. This approval is also deemed an amendment to the Future Land Use Map, to the extent described in the adopted Consistency Statement.”

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## **Comprehensive Plan Consistency Statement**

*May 5, 2026*

Zoning case no. *Z-38-25*

Address: *1017, 1000, 1100 Trailwood Drive*

Applicant: *Floresta, LLC*

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

This approval is also deemed an amendment to the Future Land Use Map as to the subject property only, from Low Scale Residential to Moderate Scale Residential.

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

- The request would increase the market-rate housing supply and permit residential land uses at a similar height and scale to the surrounding neighborhood. It would allow for more market-rate housing to be built in an area well served by multiple transit lines.

- The request would allow for increased land use intensity in an area with below average transportation costs. Compared to existing zoning, it would allow for greater residential entitlement at an increased density.

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

- LU 1.3 Conditional Use District Consistency
- LU 2.2 Compact Development
- LU 4.5 Connectivity
- LU 4.7 Capitalizing on Transit Access
- LU 4.19 Missing Middle Housing
- LU 8.1 Housing Variety
- LU 8.5 Neighborhood-scale Housing
- LU 8.7 Lot Sizes and Flag Lots
- LU 8.12 Infill Compatibility
- EP 1.1 Greenhouse Gas Reduction
- EP 1.7 Sustainable Development
- H 1.5 Scattered Site Infill
- H 1.8 Zoning For Housing
- PU 1.1 Linking Growth and Infrastructure
- UD 5.9 Successful Residential Neighborhoods
- UD 8.3 Transit Area Infill

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

- A need for more housing in areas served by transit.
- The development of multi-unit residential buildings adjacent to the site.