

**JUSTIFICATION FOR CHANGE
OF ZONING FROM R-6 TO UN
DELUNA-VILLAFLOR MINOR
SUBDIVISION
CASE # 20ZONEPA-0098
3133 BUSHMILL PARK**

The Applicant has requested a change in zoning classification from OR-2 and C-2 to C-1 for the construction of three townhouses on individual lots on 0.21 acres located at 3133 Bushmill Park, in the Park Place Subdivision. Bushmill Park is a street of attached dwelling units on individual lots including some of the width proposed in this case. Those lots were approved under R-6 Zoning and Innovative Residential Development Standards which are no longer applicable; hence this zoning request.

The proposal complies with Guidelines of Community Form for the Neighborhood Form District which is in this particular area is characterized by a number of other attached housing types.

The proposal complies with the Guidelines relating to Mobility as the proposed housing units are located on a made residential street with rear alley access from which both garaged and surface parking will be provided for each unit. Sidewalks are also in place to the site.

The proposal complies with the Guidelines relating to Community Facilities as no new public infrastructure will be required to serve the proposed use.

The proposal complies with the Guidelines relating to Housing as the proposal will provide some newly constructed units within an existing development with out displacement of existing residents.

The requested zoning change conforms to the applicable guidelines and policies of Plan 2040 and will allow the production of some additional housing units during a period where there is strong demand.

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