

Petition 2021-258 by RD University Oaks, LLC

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* place type based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Community Activity Center place type at this site.

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 the petition does not propose a mixture of uses at the site, the larger, surrounding area has an existing mix of uses.
- The petition adds to the mix of different types of residential land uses in the area.
- Multifamily residential land uses are compatible with the existing single-family neighborhoods and institutional land uses surrounding the site.
- The petition commits to a 12-foot multi-use path along Neal Road.
- The petition commits to enhancing the pedestrian environment on the site.
- The petition commits to providing an access easement to a future greenway trail with an 8-foot sidewalk.

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* place type based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Community Activity Center place type at this site.

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: