

Petition 2019-115 by Northwood Development, LLC

To Approve:

This petition is found to be generally **consistent** with the *South District Plan (1993)*. The petition is **consistent** with the *Plan* policies and with the goals of an Activity Center found in the *Centers, Corridors, and Wedges Growth Framework* based on the information from the staff analysis and the public hearing, and because:

- The *Plan* recommends office/retail/ industrial-warehouse-distribution and office/business park and office/residential across the overall site; and
- The *Plan* supports integrated mix of uses in the Ballantyne town center/ regional mixed-use center.
- The *Growth Framework* calls for a mix of uses and pedestrian oriented form.

([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:

- The *South District Plan* policies supports integrated and pedestrian-oriented land uses.
- The *South District Plan* policies also supports increasing density if light rail and other innovative transportation demand management techniques are incorporated in the project.
- The site is located within an activity center according to the *Centers, Corridors, and Wedges Growth Framework*. Activity centers are recommended for higher intensity development, mix of uses and pedestrian oriented form.
- The plan introduces a mixture of land uses to the Ballantyne Corporate Park, provides urban design in pedestrian form, and integrates transit including planning for future light rail transit (LRT) service.
- The plan commits to a significant amount of open space including greenway connection and public accessible active open space.

The approval of this petition will revise the adopted future land use map as specified by the *South District Plan*, from Office/Retail/Industrial-Warehouse-Distribution, Office/Business Park and Office/Residential to Residential/Office/Retail for the site.

To Deny:

This petition is found to be generally **consistent** with the *South District Plan (1993)*. The petition is **consistent** with the *Plan* policies and with the goals of an Activity Center found in the *Centers, Corridors, and Wedges Growth Framework* based on the information from the staff analysis and the public hearing, and because:

- The *Plan* recommends office/retail/ industrial-warehouse-distribution and office/business park and office/residential across the overall site; and
- The *Plan* supports integrated mix of uses in the Ballantyne town center/ regional mixed-use center.
- The *Growth Framework* calls for a mix of uses and pedestrian oriented form.

([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: