

## Petition 2018-054 by Blue Heel Development

### To Approve:

The petition is found to be **inconsistent** with the *Southwest District Plan* land use recommendation and **inconsistent** with the *General Development Policies*, based on information from the staff analysis and the public hearing, and because:

- The *Southwest District Plan* recommends office land uses.
- The *General Development Policies* support up to eight dwelling units per acre.

However, 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 proposed residential development, while inconsistent with the recommended office land use for the site, provides a compatible use between the existing office developments along Price Lane and the residential portion of the City Park development; and
- The site is located within the Old Coliseum mixed use activity center, as per the *Centers, Corridors and Wedges Growth Framework*, which envisions an activity center with a more robust mix of uses, including moderate density residential; and
- The proposed density of 8.7 dwellings per acre is slightly higher than the eight units per acre supported by the *General Development Policies*; and
- The site is surrounded by a mix of scattered single family homes, apartments, townhomes, commercial, institutional, and office uses, and vacant land, making this proposed townhouse project compatible with the existing land uses in the area; and
- The proposed site plan proposes pedestrian connections, via trails, through the tree save area to the adjacent park south of the site; and
- The site plan commits to dedication of right-of-way for the future extension of Price Lane and preserves the ability to build a connection between Yorkmont Road and Tyvola Road.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from office to residential at up to 12 dwelling units per acre for the site.

### To Deny:

The petition is found to be **inconsistent** with the *Southwest District Plan* land use recommendation and **inconsistent** with the *General Development Policies*, based on information from the staff analysis and the public hearing, and because:

- The *Southwest District Plan* recommends office land uses.
- The *General Development Policies* support up to eight dwelling units per acre.

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 Zoning Committee)

**Motion:**  
**Approve or Deny**  
**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused**