

Petition 2021-202 by Trade Street Townhomes LLC

To Approve:

This petition is found to be inconsistent with the *Eastland Area Plan (2003)* based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends office uses for this site.

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:

- Increased residential density at this location is contextually appropriate considering the location's proximity to the proposed Eastland Mall redevelopment, the school, and the abutting multifamily development.
- The petition furthers the Eastland Area Plan's goal of "supporting strong neighborhoods" by providing additional housing options but maintaining the general character of the surrounding residential areas.
- The area plan states that this area "will not be successful without careful attention to design elements" such as vehicular and pedestrian connections. This proposal commits to improving the pedestrian experience along Wilora Lake Road and Hollyfield Drive.

The approval of this petition will revise the adopted future land use as specified by the *Eastland Area Plan*, from office uses to residential uses up to 22 DUA for the site.

To Deny:

This petition is found to be insert consistency from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends office uses for 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: