

## **Petition 2021-030 by Lucern Capital Partners**

### **To Approve:**

This petition is found to be inconsistent with the *University City Area Plan* (2010) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail uses.

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:

- Multi-family residential in this area will help to fulfill the area plan's goal of expanding housing options in the university area.
- The site's strategic location off West WT Harris Boulevard with appropriate tree-lined buffers between adjacent businesses make it an ideal location for hotel use or for multi-family residential.
- Multi-family residential on this site is supported by the amenities and retail on the eastern side of I-85.
- The petition promotes adaptive reuse of the existing extended stay hotel, and all proposed changes, such as new lighting or future walkways, will serve to improve the site and better the pedestrian experience.

The approval of this petition will revise the adopted future land use as specified by the *University City Area Plan* (2010), from office/retail to residential/office/retail for the site.

### **To Deny:**

This petition is found to be inconsistent with the *University City Area Plan* (2010) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail uses.

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:**

**2<sup>nd</sup>:**

### **Vote:**

### **Dissenting:**

### **Recused:**