

Petition 2021-114 by Appaloosa Real Estate Partners

To Approve:

This petition is found to be **inconsistent** with the *Prosperity Hucks Area Plan* (2015) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential up to 4 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:

- While this petition is inconsistent with the *Prosperity Hucks Area Plan* (2015) recommendation of residential use up to 4 DUA, the proposed indoor storage use is appropriate due to its location at the outskirts of a neighborhood area and its proximity to a retail/mixed use area on the other side of Mallard Creek Road outlined in the Northlake Area Plan.
- The petition proposes to maintain connectivity and pedestrian access on Ridge Road by committing to provide a 10-foot-wide multi-use path and an 8-foot planting strip.
- The site commits to a 43-foot class B buffer where the site abuts existing residential areas, ensuring an appropriate transition from the proposed storage use to the residential areas located on the western border of the site.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan* (2015), from Residential up to 4 DUA to Office/Warehouse for the site.

To Deny:

This petition is found to be **inconsistent** with the *Prosperity Hucks Area Plan* (2015) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential up to 4 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 the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: