

## Petition 2021-115 by Ram Realty Acquisitions V LLC

### To Approve:

This petition is found to be **inconsistent** with the adopted land use of the *Central District Plan* but **consistent** with the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends industrial land use for the site; and
- The petition is consistent with the *General Development Policies* for consideration of more than 17 dwelling units per acre.

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:

- While inconsistent with the adopted land use for the site, the proposed mixed use development is compatible with current development trends in the area converting older obsolete industrial buildings and redeveloping them for a mix of uses.
- The site meets the General Development Policies (GDP) criteria to be considered for an increase in density of over 17 dwellings per acre.
- The site is located less than one mile from a Lynx Gold Line transit stop, half a mile from a bus stop, and 300 feet from Stewart Creek Greenway.
- The proposed development would provide a streetscape upgrade that will enhance walkability in this developing neighborhood.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from industrial land use to residential/retail/office for the site.

### To Deny:

This petition is found to be **inconsistent** with the adopted land use of the *Central District Plan* but **consistent** with the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends industrial land use for the site; and
- The petition is consistent with the *General Development Policies* for consideration of more than 17 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:

#### 2<sup>ND</sup>:

#### Vote:

#### Dissenting:

#### Recused: