

## Petition 2021-111 by Regal Oaks Investments, LLC

### To Approve:

This petition is found to be **consistent** with the *Eastland Area Plan* for a portion of the site and **inconsistent** with the remainder of the parcel, based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends single-family/multi-family/office/retail uses for a portion of the site, and retail uses on parcel 10326102 fronting Regal Oaks Drive.

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 general land use pattern to the north of the area includes residential developments of complementary density.
- The adopted policy plan recommends a mixture of uses for the rezoning site, including multi-family.
- This furthers the Eastland Area Plan's goal to "create a well-balanced mixture of land uses consisting of a full range of housing types".

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

### To Deny:

This petition is found to be **consistent** with the *Eastland Area Plan* for a portion of the site and **inconsistent** with the remainder of the parcel, based on the information from the staff analysis and the public hearing, and because

- The adopted plan recommends single-family/multi-family/office/retail uses for a portion of the site, and retail uses on parcel 10326102 fronting Regal Oaks Drive.

Therefore, 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: