

## Petition 2021-178 SDP Acquisitions I, LLC

### To Approve:

This petition is found to be **inconsistent** with the *Central District Plan* (1993) based on the information from the staff analysis and the public hearing, and because:

- The plan calls for land uses including industrial, parks/open space, greenways, office/business park, multifamily of no more than 22 DUA and single-family land uses of no more than 4 DUA for the 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:

- The request would provide more compatible uses to the existing single-family neighborhood to the north and would provide a better transition and buffer between Atando Avenue and I-77.
- The petition commits to enhancing the pedestrian environment on the site with multiple site design elements.
- The introduction of 350 new dwelling units will contribute to increased diversity in housing options in this area.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from parks/open space, greenways, industrial, office/business park, multifamily of no more than 22 DUA and single-family land uses of no more than 4 DUA.

### To Deny:

This petition is found to be **inconsistent** with the *Central District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan calls for land uses including industrial, parks/open space, greenways, office/business park, multifamily of no more than 22 DUA and single-family land uses of no more than 4 DUA for the 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:

2<sup>ND</sup>:

#### Vote:

#### Dissenting:

#### Recused: