

## Petition 2021-226 by AREP Galloway, LLC

### To Approve:

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

- The plan recommends residential land uses of no more the 4 dwelling units per acre.
- The petition meets the *General Development Policies* locational criteria for consideration of up to 6 dwellings 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:

- At 6 dwelling units per acre, this petition is inconsistent with the area plan's recommended density of 4 dwelling units per acre, but it is consistent with the area plan's recommendation of a residential use.
- The slightly increased density is appropriate for this infill site and is an appropriate adjacent use to the surrounding single-family neighborhoods.
- The proposed project is generally consistent with the existing development pattern in the area, in particular with the site to the southwest of the site.
- The petition commits to enhancing the pedestrian environment throughout the site through site design elements and creates improved street connectivity along Galloway Road as well as a pedestrian connection to Arbor Vista Drive in the neighborhood to the east.

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan*, from residential land uses of no more than 4 DUA to residential land uses of up to 6 DUA for the site.

### To Deny:

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

- The plan recommends residential land uses of no more the 4 dwelling units per acre.
- The petition meets the *General Development Policies* locational criteria for consideration of up to 6 dwellings 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:**