

Petition 2021-251 by Delray Ventures, LLC

To Approve:

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

- The plan recommends research related land uses.
- The petition meets the *General Development Policies* locational criteria for consideration of up to 23 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:

- The petition aligns with the area plan's goal of encouraging development of "new neighborhoods that offer a mix of housing types".
- The site abuts a lower density, single family residential neighborhood to the west, however, to ensure compatibility the petition includes keeping the building facades closest to the existing neighborhood at no more than 3 stories.
- The petition commits to enhancing the pedestrian environment through design elements throughout the site.
- The petition commits to improving the pedestrian experience and streetscape in the area by providing a 12-foot multi-use trail along the Mallard Creek Road frontage, as well as 8-foot sidewalks on the proposed new public street.
- The petition proposes an amenity area as well as a potential dog park, enhancing the resident experience.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from research related land uses to multifamily residential land uses for the site.

To Deny:

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

- The plan recommends research related land uses.
- The petition meets the *General Development Policies* locational criteria for consideration of up to 23 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:

2ND:

Vote:

Dissenting:

Recused: