

## Petition 2021-246 by MPV Properties (Mark Newell)

### To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The map recommends Neighborhood 1.

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 could facilitate 2040 Comprehensive Plan Goal 1: 10-Minute Neighborhood and Goal 5: Safe & Equitable Mobility
- The petition provides access to office and medical office uses.
- The site is located 300 ft north of CATs bus route 14 stop.
- The petition constructs a 12 ft multi-use path along Providence Road frontage and commits to install trees and landscaping behind the path to enhance the pedestrian network.
- The petition constructs a right turn lane into the site.
- The parcel is an infill parcel on a major thoroughfare.
- The proposed office use provides a transition between the single family homes to the north and west to the more intensive apartment uses to the south.
- The petition installs an 18 ft Class C buffer abutting residential uses and provides a 6 ft tall solid fence along the northern property line. The fence will not reduce the buffer width.
- The site plan locates the building on the south side of the parcel away from single family homes.
- The plan limits the building height to 45, 5 ft more than the maximum allowed in single family zoning.
- The plan limits the size of the building to 16,400 square feet and uses to medical and general office use.

The approval of this petition will revise the adopted future land use as specified by the *2040 Policy Map*, from Neighborhood 1 to Commercial.

### To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The map recommends Neighborhood 1.

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: