

Petition 2021-263 by Colwick Development LLC

To Approve:

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

- The map recommends Neighborhood 2 place type 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 site is located adjacent to the Cotswold Neighborhood Center an area intended for higher density residential and non-residential uses.
- The petition provides a transition from the elementary school and single family homes east of the site to the commercial uses west of the site.
- The site walkable to the elementary school, shopping, dining, and employment opportunities.
- The proposed office use replaces an existing office building but the scale of the office is greater than what is supported in the N2 Place type.
- The petition limits the maximum building height to 60 ft for the portion of the site nearest to single family residential uses.
- Commits to a 10.5 ft wide landscaped area planted to Class C standards abutting single family zoned parcel fronting Chiswick Rd.

The approval of this petition will revise the adopted future land use as specified by the *2040 Policy Map*, from Neighborhood 2 to Neighborhood Center for the Area B portion of the site.

To Deny:

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

- The map recommends Neighborhood 2 place type for the site.

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:

2ND:

Vote:

Dissenting:

Recused: