Petition 2017-151 by The Housing Partnership

To Approve:

(I move that the) Zoning Committee finds the petition to be ***consistent*** with the *Independence Boulevard Area Plan,* based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential, office and retail uses.

(Therefore, 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 subject site is located on a vacant parcel that is surrounded by a mix of retail, office, and residential uses; and
- The proposed multi-family use is consistent with the *Independence Boulevard Area Plan,* and was previously rezoned via petition 2004-022 as part of a larger parcel for a multi-use, pedestrian-friendly development consisting of commercial and office uses and multi-family residential units; and
- The site is located in close proximity to a proposed but unfunded transit route proposed along Monroe Road; and
- The age-restricted dwelling units will offer a viable housing option in the area close to an existing bus line and potential future light rail line; and
- The single principal building is located along Nolley Court toward adjacent commercial sites, with parking to the rear of the building, and a 33-foot landscaped area and potential tree save area between the parking and adjacent residential property.

Consistency:	Recommendation:
Maker:	**Maker:**
2ND:	**2ND:**
Approve or Deny	**Approve or Deny**
Vote:	**Vote:**
Dissenting:	**Dissenting:**
Recused:	**Recused:**

To Deny:

(I move that the) Zoning Committee finds the petition to be ***consistent*** with the *Independence Boulevard Area Plan,* based on information from the staff analysis and the public hearing, and because:

- The plan recommends residential, office and retail uses.

(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)