

Petition 2017-185 by High Family Partnership I, LP

To Approve:

([I move that the](#)) Zoning Committee finds the petition to be **inconsistent** with the *Northeast Area Plan* and the *General Development Policies*, based on information from the staff analysis and the public hearing, and because:

- The adopted plan recommends research/office/retail uses for the northern portion of the site as amended by rezoning petition 2000-11(C).
- The adopted plan recommends office uses for southern portion of the petition as amended by rezoning petition 2002-080.

([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 proposed multi-family development is inconsistent with the adopted land uses for this site.
- The proposed density of 22 units per acre is not supported by the *General Development Policies*, which recommends up to 17 units per acre.
- However, the proposed request provides buffers and open space creating an appropriate transition to the adjoining single family residential.
- In addition, the request includes building elevations and commits to architectural details such as building orientation, façade standards for entrances, windows, and doors, and roof types and other design standards that are compatible with the surrounding single family development.

Consistency:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

Recommendation:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

To Deny:

([I move that the](#)) Zoning Committee finds the petition to be **inconsistent** with the *Northeast Area Plan*, and the *General Development Policies* based on information from the staff analysis and the public hearing, and because:

- The adopted plan recommends research/office/retail uses for the northern portion of the site as amended by rezoning petition 2000-11(C).
- The adopted plan recommends office uses for southern portion of the petition as amended by rezoning petition 2002-080.

([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)