

Petition 2018-061 by MPV Properties

To Approve:

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

- The area plan recommends institutional uses.

(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 appropriate for office use given its location on a major thoroughfare on the southern edge of the Cotswold Activity Center; and
- The office use is compatible with and will serve the nearby uses on Randolph Road both within and outside of the Activity Center, including the abutting nursing home and the surrounding residential uses; and
- The office use creates a transition between Randolph Road and adjacent single family uses and buffers adjacent single family lots with a landscape buffer and screening wall; and
- The site design strengthens and supports the desired pedestrian-oriented development form along Randolph Road with the building oriented to the street and the provision of a 12-foot wide multi-use path to facilitate pedestrian activity and connectivity along the corridor.

To Deny:

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

- The area plan recommends institutional uses.

(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: