

Petition 2018-027 by Sharon Towers

To Approve:

This petition is found to be consistent with the *South District Plan* for the portion of the site proposed for age-restricted residential and institutional uses (Development Areas A, C, and D) and the portion of the site proposed for open space (Development Area E). However, petition is inconsistent with the *Plan* for the portion of the of the site proposed for a mix of office, retail and commercial uses (Development Area B) based on the information from the staff analysis and the public hearing, and because:

- The plan calls for institutional uses on the southern portion of the site and single family residential uses on the northern portion of 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 development plan creates a well-integrated mixed use place in a pedestrian-oriented and walkable environment that supports the goal of building neighborhoods with housing options and access to daily needs and services; and
- The age-restricted residential uses represent an expansion of the existing and long-standing principal use of senior housing and associated senior care facilities; and
- The mix of office, personal service and commercial uses provides access for residential needs and services within a pedestrian-oriented walkable environment; and
- The proposed and restricted office, personal service and commercial uses ensures that the mixed use development will operate as an integrated part of the senior care facility and not as a standalone commercial development; and
- The open space provides needed public space within the SouthPark area and serves as a transition and buffer between the development and the adjacent single family neighborhood to the north; and
- The landscaped buffers, side yards and building height transitions adjacent to existing single family uses provide appropriate protection of the adjoining single family neighborhoods similar to institutional standards.

To Deny:

This petition is found to be consistent with the *South District Plan* for the portion of the site proposed for age-restricted residential and institutional uses (Development Areas A, C, and D) and the portion of the site proposed for open space (Development Area E). However, petition is inconsistent with the *Plan* for the portion of the of the site proposed for a mix of office, retail and commercial uses (Development Area B) based on the information from the staff analysis and the public hearing, and because:

- The plan calls for institutional uses on the southern portion of the site and single family residential uses on the northern portion of 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: