

## Petition 2018-088 by OMS BCP, LLC

### To Approve:

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

- The plan recommends office use based on the prior rezoning.

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 proposed development will provide for a transition in uses from intensive commercial and multi-family developments, in the Stonecrest Activity Center to the northwest, to the single family homes to the northeast. Additionally, the site plan is designed to reduce the impacts of the development through the following conditions:
  - Limits the size of the building to 24,750 square feet.
  - Limits the height of the building to 40 feet, consistent with base height in single family.
  - Provides the required buffer and in addition, provides a screen wall that will not be used to reduce the buffer width.
  - Locates the building on the west of the site away from the single-family homes; and
- The property is not located in an established residential neighborhood. It is an isolated site on a major thoroughfare located between a single family neighborhood to the northeast and a multi-family development to the northwest, with no vehicular access point to either thereby reducing traffic impacts to the multi-family development and single family neighborhood; and
- The proposed office use is consistent with other similar properties approved for office use in recent years adjoining single family neighborhoods to the south along Ballantyne Commons Parkway and Rea Road.

### To Deny:

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

- The plan recommends office use based on the prior rezoning.

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)

**Motion:**  
**Approve or Deny**  
**Maker:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**