

Petition 2018-111 by David Weekley Homes

To Approve:

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

- For the portion of the site currently zoned R-5, the plan recommends residential uses up to 17 units per acre; and
- For the portions of the site currently zoned R-22MF, the plan recommends residential uses up to 22 units per acre.
- However, for the small portion of the site currently zoned O-1, the plan recommends office 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 site is located on The Plaza, and this section of the street is a commercial corridor that serves surrounding neighborhoods; and
- The proposed mix of single family attached and detached residential dwellings provides a transition from the commercial uses fronting The Plaza, to the lower density residential north of the site; and
- Building placement and height is consistent with the building pattern in the surrounding area and with the maximum base height allowed for single family homes; and
- In addition, the proposal provides buildings that are oriented to public streets along with streetscape improvements that will enhance the pedestrian environment in this area.

The approval of this petition will revise the adopted future land use for the small portion of the site currently zoned O-1, as specified by the *Central District Plan*, from office use to residential use at up to 17 dwellings per acre for the site.

To Deny:

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

- For the portion of the site currently zoned R-5, the plan recommends residential uses up to 17 units per acre; and
- For the portions of the site currently zoned R-22MF, the plan recommends residential uses up to 22 units per acre;
- However, for the small portion of the site currently zoned O-1, the plan recommends office 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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: