

Petition 2018-165 by NRP Properties, LLC

To Approve:

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

- The plan recommends office/retail uses as amended by the previous rezoning.

([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 located along Forest Point Boulevard between Nations Ford Road and Arrowood Road. The location is within walking distance of retail uses and employment opportunities; additionally, the site is located on a CATS bus route.
- The proposed residential development is consistent with density standards in the *General Development Policies* and commits to architectural standards and additional landscaping along Forest Point Boulevard that provide compatibility with existing development in the area.
- The proposed development will provide additional housing options within the area.

The approval of this petition will revise the adopted future land use as specified by the *Southwest District Plan*, from office/retail use to multi-family residential use at up to 12 dwelling units per acre for the site.

To Deny:

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

- The plan recommends office/retail uses as amended by the previous rezoning.

([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: