

Petition 2019-032 by US Developments, Inc.

To Approve:

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

- The plan recommends residential land uses up to 8 dwelling units per acre and/or institutional land 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:

- (To be explained by the Zoning Committee)

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan*, from residential land uses up to 8 dwelling units per acre (DUA) and/or institutional land uses to residential uses less than or equal to 17 DUA.

To Deny:

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

- The plan recommends residential land uses up to 8 dwelling units per acre and/or institutional land 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:

- The *Northeast Area Plan* (2000) recommends residential land uses up to 8 dwelling units per acre and/or Institutional land uses for this site.
- The zoning district requested, R-17MF would more than double the density recommended in the adopted land use plan.
- The site abuts a lower density, single family residential neighborhood (4.5 DUA) to the north and east, and does not provide appropriate guarantees for compatibility.
- The R-17MF(CD) zoning adjacent to the west has the uses limited to a day care center, an assisted living facility, and/or a community recreation center, and is not similar to the proposed uses on this site.
- While there are multi-family units on the other side of Caprington Avenue, the units in that project were separated from adjacent single family uses with appropriate site plan conditions. The multi-family in this project is directly adjacent to single-family residential and could create compatibility concerns, particularly without a conditional plan to determine how they will integrate and be designed.

Motion:

Approve or Deny

Maker:

2ND:

Vote:
Dissenting:
Recused: