

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 a mix of residential land uses up to eight 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:

- The *Northeast Area Plan* recommends a mix of housing types for this site. While it is denser than what is permitted, the Petition's commitment to providing both multifamily and attached single-family development on the site is consistent with the plan's recommendation.
- 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. However, these are neighborhood serving uses that are considered compatible with the residential uses in this petition.
- There are similar multi-family units on the other side of Caprington Avenue, the units in that project were separated from adjacent single-family uses with similar site plan conditions.
- The site abuts a lower density, single family residential neighborhood (4.5 DUA) to the north and east. However, the site plan includes additional commitments to ensure compatibility. The multifamily component of this petition is sensitive to the seven existing single-family homes on Wrayhill Drive by locating lower density townhomes between the existing homes and the denser multifamily development. In addition to a class C buffer, the location of the water quality area and tree save create further spatial separation between the multifamily development and the existing single-family homes to the north of the site.

The approval of this petition will revise the adopted future land use as specified by *The Northeast Area Plan*, from mixed use – residential (8 DUA) and Institutional uses to residential uses at up to 17 dwelling units per acre.

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 a mix of residential land uses up to eight dwelling units per acre and/or institutional land 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: