

## Petition 2019-098 by Flagship Healthcare Properties, LLC

### To Approve:

The petition is found to be **consistent** with the *Central District Plan* for portions of the site and **inconsistent** with the adopted plan for the remaining acreage, based on information from the staff analysis and the public hearing, and because:

- The *Central District Plan* (1993) recommends residential at eight units per acre for portions of the site, and greenway for other portions.

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 proposed residential land use is consistent with the abutting residential developments to the north and east.
- The office land use is inconsistent with the policy recommendation for this parcel; however, the development is consistent with the mix of uses in the area.
- The density of the residential component is 5.814 units per acre, which is less than the recommended 8 units per acre per the adopted plan for the portion of the site recommended for residential.
- The request limits the height of the residential units to 40 feet, which is consistent with the height limits in the adjacent neighborhood.
- The development will support the development of Briar Creek Greenway via conveyance of the 100-foot SWIM buffer associated with Briar Creek, and an 8-foot multi-use path with a 10-foot access easement to the future greenway.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from current recommended residential at eight units per acre and greenway to residential/office and greenway.

### To Deny:

The petition is found to be **consistent** with the *Central District Plan* for portions of the site and **inconsistent** with the adopted plan for the remaining acreage, based on information from the staff analysis and the public hearing, and because, and because:

- The *Central District Plan* (1993) recommends residential at eight units per acre for portions of the site, and greenway for other portions.

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 Zoning Committee)

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

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