

Petition 2019-047 by NR Pinehurst Property Owner LLC

To Approve:

This petition is found to be **inconsistent** with the *South District Plan* as amended by petition 2016-032 based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential at less than or equal to 17 dwelling units per acre.

([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 rezoning is for entitlements up to 830 units, which all traffic impacts were mitigated for in the previous rezoning that resulted in 581 units.
- While the district plan identifies the intersection of Providence and Fairview Road for a neighborhood center, this area around the rezoning has organically developed into more of an activity center with a mix of uses, pedestrian improvements, and road improvements through redevelopment and prior rezoning approvals. An activity center would be acceptable for this type of density.
- Pedestrian improvements have been constructed as part of the previous rezoning for this site, which include a crossing to allow pedestrians to safely cross Providence Rd. to get to the Strawberry Hill mixed use area.
- There are multiple bus options and stops in the immediate vicinity of the rezoning to serve the residents living in the community.
- The petition commits to provide a workforce housing program to include no fewer than 42 of the units located on the site (equal to 5% of the additional units added to the site as part of the petition) for a period no less than 15 years maintain monthly rents that are income restricted for households earning 80% or less of AMI. Once building 6 is constructed a minimum of 25 of the proposed 42 workforce housing units will be located within building 6.
- The petition provides a commitment to maintain (not demolish or redevelop), for a minimum of 5 years a minimum of 130 of the existing older units (those constructed around 1967). The petitioner reserves the right to reduce the 130 units by 10% if during construction plan review for building 6 it is determined that they cannot be preserved due to engineering constraints and/or requirements associated with building 6.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from current residential use at less than or equal to 17 DUA to residential use at greater than 22 units per acre for the site.

To Deny:

This petition is found to be **inconsistent** with the *South District Plan* as amended by petition 2016-032 based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential at less than or equal to 17 dwelling units per acre.

([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: