

Petition 2019-124 by Gvest Capital LLC

To Approve:

This petition is found to be **consistent** with the *Independence Boulevard Area Plan* for majority of the site, however, it is **inconsistent** with the *Plan* recommendation for the portion of the site abutting Monroe Road based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential up to 22 units to the acre for the majority of the site; and
- The plan recommends office/retail use for the portion of the site abutting Monroe Road.

(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:

- This petition proposes 75 new townhomes, resulting in a density of 12.8 units per acre, a density lower than the plan would support.
- The project provides a transition from the single family residential areas along Eaton Road to the R-17MF multi-family along Shade Valley Road.
- The project preserves the existing office buildings adjacent to Monroe Road.
- The site plan mitigates impacts to existing single family homes by committing to a 20-foot landscape area and limits the height of units to 42 feet abutting single family homes to the east.

The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan*, from office/retail to residential up to 17 DUA for the portion of the site abutting Monroe Road.

To Deny:

This petition is found to be **consistent** with the *Independence Boulevard Area Plan* for majority of the site, however, it is **inconsistent** with the *Plan* recommendation for the portion of the site abutting Monroe Road based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential up to 22 units to the acre for the majority of the site; and
- The plan recommends office/retail use for the portion of the site abutting Monroe Road.

(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: