

Petition 2019-151 by Longbranch Development

To Approve:

This petition is found to be inconsistent with the *Prosperity Hucks Area Plan* (2015), based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses up to four 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:

- At 10.7 dwelling units per acre, this petition is denser than what the adopted area plan recommends. However, the petition commits to attached dwelling units with a maximum height of two stories.
- Attached dwelling units with a two-story height limit would provide an appropriate transition between the single-family development to the east and the recently rezoned urban residential district to the west and Mallard Creek High School to the south.
- The petition commits to enhancing the pedestrian environment, particularly through the creation of a pedestrian crosswalk on Johnston Oehler Road and multi-use path connecting the site to Mallard Creek Regional Park, which will improve safety and connectivity in the surrounding area.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan* (2005), from residential uses up to four dwelling units per acre to residential uses at or less than 12 dwelling units per acre for the site.

To Deny:

This petition is found to be inconsistent with the *Prosperity Hucks Area Plan* (2015), based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses up to four dwelling units per acre.

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: