

Petition 2018-114 by Seahawk Partner Holdings

To Approve:

This petition is found to be **inconsistent** with the *Central District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to five 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:

- While the proposed development is inconsistent with the plan's single family recommendation, the requested NS district allows for appropriate uses adjacent to existing single family homes.
- The proposed development will provide an appropriate transition between existing business and single family uses.
- The proposed development will consist of the re-development of an existing gravel lot in the Plaza-Midwood Historic District.
- The proposed development is committed to a maximum building height of two stories and compatibility with the surrounding neighborhood character, in coordination with the Historic District Commission.
- The petition's commitment to an eight-foot sidewalk, behind the existing planting strip, along Thomas Avenue complements the adjacent pedestrian overlay and promotes walkability.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan* from single family uses up to five dwelling units per acre to residential/office/retail uses for the site.

To Deny:

This petition is found to be **inconsistent** with the *Central District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to five 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: