

Petition 2019-169 by Thomas Thrift Development, Inc.

To Approve:

This petition is found to be **consistent** with the *Northeast Area Plan* (2000) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family/office/retail uses.

Therefore, 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 *Northeast Area Plan* recommends retail and office for this site and requires a residential component as well. The residential density is recommended at 12+ dwelling units per acre. This petition's proposal is 17 dwelling units per acre.
- The petition's commitment to providing multi-family development on the site is consistent with the plan's land use recommendation, and consistent with the current zoning of the site.
- The site fronts Mallard Creek Road and is adjacent to a recent CC SPA rezoning. At 22 dwelling units per acre, this recent rezoning is a higher density than this petition.
- The petition commits to enhancing connectivity and multi-modal activity in this area by including an internal private street network that will allow pedestrian, bicycle and automobile traffic to travel through the site and connect to eventual future development of surrounded parcels contributing to a mixed-use destination.
- The petition commits to enhancing the pedestrian experience by installing an eight-foot planting strip and twelve-foot multi-use path along the site's frontage of Ridge Road.
- Eight-foot planting strip and eight-foot sidewalks are proposed along all other existing public roads abutting the site.

To Deny:

This petition is found to be consistent with the *Northeast Area Plan* (2000) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family/office/retail uses.

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: