

## Petition 2019-177 by Encore Real Estate

### To Approve:

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

- The plan recommends a mix of Residential/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:

- This site is located on the east side of Prosperity Church Road, and the proposal includes up to 15,000 square feet of commercial development and up to 79 single-family attached residential units.
- The area plan calls for a density of up to 12 residential dwelling units per acre. This proposal is consistent with the area plan's recommendation with a density of 11.8 dwelling units per acre.
- This proposal is consistent with the area plan's recommendation to build a network of local streets and make a street connection to Prosperity Commons Drive. The site plan is designed to add on to Prosperity Commons Drive, which will then connect to a new public road, Goose Creek Drive. Goose Creek Drive will have an ingress and egress from Prosperity Church Road and Ridge Road, allowing for further connectivity and greater accessibility.
- The site plan will greatly enhance the pedestrian experience in the commercial area by committing to provide direct pedestrian connections between street facing doors and to place buildings in such a way that presents a front or side façade to all public/private network-required streets. These commitments are consistent with the plan's recommendation to orient new buildings toward streets, and to design buildings in such a way that activate streets and open space.
- The site plan, in accordance with the recommendations of the area plan, also commits to enhancing the pedestrian experience in the residential area by requiring a setback of one to two feet for garage doors and by requiring walkways to connect all residential entrances to sidewalks along public and private streets.
- While the area plan does not recommend drive-through facilities in this site, the proposal does include a drive-through for a financial institution. However, this drive-through is requested solely for a financial institution, not for an eating, drinking, or entertainment use. This proposed drive-through use will not cause excessive traffic or require more surrounding parking but will add to the variety of commercial uses to be built on this site. It will also be a benefit to the needs of the surrounding community.

### To Deny:

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

- The plan recommends a mix of Residential/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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: