

Petition 2020-060 by Westplan Investors

To Approve:

This petition is found to be inconsistent with the *Northeast District Plan* (1996) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Office/Retail and Office/Retail/Industrial-Warehouse-Distribution uses.

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:

- The subject site sits on the corner of Berkeley Place and Wright Hill Road, to the east of an Interstate 85 interchange, and proposes up to 198 multi-family residential units for a density of 17 dwelling units per acre.
- Before the approval of rezoning petitions 2008-087 and 2015-015, which changed the land use to office/retail and office/retail/industrial-warehouse-distribution, the Northeast District Plan (1996) recommended multi-family uses for the site.
- Both petitions 2008-087 and 2015-015 rezoned the site to be suitable for a storage facility. Only one part of this facility was built, leaving the rest of the parcel fit for a residential use. A residential use for this parcel will more appropriately fulfill the area plans' goal of concentrating high-density residential "close to or along the major thoroughfares, particularly at major intersections or interchanges, close to public transit (future), near public open spaces, and in close proximity to employment and retail centers."
- The petition meets the General Development Policies locational criteria for consideration of up to 17 dwelling units per acre.
- The petition proposes an open space area on the site with several amenities including landscaping, seating areas, walkways and lighting.
- The petition commits to providing pedestrian connectivity by proposing a sidewalk and cross-walk network that links to the building on the site along the site's internal parking area and to the sidewalks along the abutting public streets.

The approval of this petition will revise the adopted future land use from office/retail and office/retail/industrial-warehouse-distribution to residential use up to 17 DUA for the site.

To Deny:

This petition is found to be inconsistent with the *Northeast District Plan* (1996) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends Office/Retail and Office/Retail/Industrial-Warehouse-Distribution 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: