

## Petition 2019-085 by American Asset Corporation

### To Approve:

This petition is found to be **consistent** with the *Steele Creek Area Plan* with respect to land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends a mix of residential/office and/or retail for the site.

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 proposed site plan is consistent with the Steele Creek Area Plan recommendation for residential/office and/or retail land uses for this site and surrounding area.
- The site is within the Whitehall/Ayrsley Mixed-Use Activity Center, as per the Centers, Corridors and Wedges Growth Framework.
- The plan does not specify that the land use needs to be mixed, instead it allows for either residential/office and/or retail land uses to be developed in a compact pedestrian friendly form.
- Multi-family development is appropriate at this location as it already exists adjacent to the site, is near retail, and is overall well-connected from a transportation standpoint as the site is proximal to transit (bus) and interstates.

### To Deny:

This petition is found to be **consistent** with the *Steele Creek Area Plan* with respect to land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends a mix of residential/office and/or retail for the site.

([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:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**