

Petition 2020- 118 TWG Development

To Approve:

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

- The plan (as amended by rezoning petition 2005-024) recommends offices uses at the site.

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:

- Multi-family housing is an appropriate transitional land use between the established single family neighborhood to the northwest and W.T. Harris Boulevard.
- The request for residential uses in this location is reasonable as the site is proximal to existing neighborhood services and may be accessed through the adjacent single-family neighborhood's pedestrian infrastructure by means of a .75 mi. walk. Building community around neighborhood services is an overall objective of the Newell Area Plan.
- The petition achieved the Plan's land use objective of "encouraging a range of housing types and densities that will meet the need of different types of households.

The approval of this petition will revise the adopted future land use as specified by the Newell Small Area Plan from office uses to residential uses up to 12 dwelling units per acre (DUA) for the site.

To Deny:

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

- The plan (as amended by rezoning petition 2005-024) recommends offices uses at the site.

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: