

Petition 2020-111 by MR3 Development, LLC

To Approve:

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

- The plan recommends multifamily residential at no more than 17 dwelling units per acre for 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:

- The proposed site plan limits the uses allowed in the NS (neighborhood services) zoning district to childcare center.
- Childcare centers are considered institutional land uses and are compatible in residential areas, at appropriate locations.
- The site is located on Dixie River Road, an existing major thoroughfare, one parcel away from Berewick Elementary School.

The approval of this petition will revise the adopted future land use as specified by the *Dixie Berryhill Strategic Plan* from multifamily residential at no more than 17 dwelling units per acre to institutional use for the site.

To Deny:

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

- The plan recommends multifamily residential at no more than 17 dwelling units per acre for 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: