

Petition 2020-102 by J.S. & Associates, Inc.

To Approve:

The southeast portion of this petition is **inconsistent** with the *Northeast District Plan's* (1996) recommendation of single family residential up to 4 DUA, but **consistent** with the *General Development Policies* recommendation of residential use up to 17 dwelling units per acre. The rest of this petition is **consistent** with the *University Research Park Area Plan's* (2010) recommendation of office/residential/retail up to 22+ DUA and the *Northeast District Plan's* (1996) recommendation of residential up to 4 DUA based on the information from the staff analysis and the public hearing, and because:

- The *Northeast District Plan* recommends single family residential up to 4 dwelling units per acre.
- The *University Research Park Area Plan* recommends office/residential/retail up to 22+ dwelling units per acre.
- The *General Development Policies* recommends residential use up to 17 dwelling units per acre.

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:

- This petition proposes up to 157 duplex, triplex, or single-family attached dwelling units with a density of 6.72 DUA.
- While a portion of this proposed development is inconsistent with the *Northeast District Plan* (1996) recommendation of single family residential up to 4 DUA, its 6.72 DUA is well within the density limits of the other land use recommendations present on the site. Additionally, the site is proximate to R-17MF zoning to the north and R-8MF(CD) zoning to the west, making the slightly higher density appropriate for the surrounding areas.
- The *General Development Policies* (GDP) provide policy guidance for evaluating proposed residential densities greater than four units per acre. The petition's request for multi-family residential up to 8 DUA meets the *General Development Policies* locational criteria for consideration of up to the seventeen dwellings per acre requested.
- The petition commits to enhancing the pedestrian environment through site design elements which include an 8-foot planting strip and 6-foot to 12-foot sidewalk or multi-use path along the site's frontages on Neal Road and IBM Drive.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan* (1996), from Single Family Residential up to 4 DUA, Residential up to 8 DUA, and Residential/Office/Retail to Residential up to 8 DUA for the site.

To Deny:

The southeast portion of this petition is **inconsistent** with the *Northeast District Plan's* (1996) recommendation of single family residential up to 4 DUA, but **consistent** with the *General Development Policies* recommendation of residential use up to 17 dwelling units per acre. The rest of this petition is **consistent** with the *University Research Park Area Plan's* (2010) recommendation of office/residential/retail up to 22+ DUA and the *Northeast District Plan's* (1996) recommendation of residential up to 4 DUA based on the information from the staff analysis and the public hearing, and because:

- The *Northeast District Plan* recommends single family residential up to 4 dwelling units per acre.
- The *University Research Park Area Plan* recommends office/residential/retail up to 22+ dwelling units per acre.
- The *General Development Policies* recommends residential use up to 17 dwelling units per acre.

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:****2ND:****Vote:****Dissenting:****Recused:**