

Petition 2020-132 by 1124 Galloway, LLC

To Approve:

This petition is found to be **inconsistent** with the *Northeast Area Plan* (2000) recommendation of Office use based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office 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:

- This petition proposes up to 63 single family attached dwelling units, with a density of 7.8 dwelling units per acre (DUA).
- Even though this proposal is inconsistent with the *Northeast Area Plan* (2008) recommendation for Office use, it fulfills the area plan's recommendation of providing a mixture of land uses and a pedestrian-oriented environment.
- The petition will enhance the pedestrian environment by committing to orient the houses located on Galloway Road to face the street, establish a minimum 8-foot sidewalk and 8-foot planting strip, and providing internal sidewalks and pedestrian connections as depicted on the site plan.

The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan* (2008), from Office use to Residential up to 8 DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the *Northeast Area Plan* (2000) recommendation of Office use based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office uses.

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: