

Petition 2020-140 by Leslie Hunter Miller, Miller & Hall PA

To Approve:

This petition is found to be **inconsistent** with the *Central District Plan* (1993) land use recommendation but **consistent** with the *General Development Policies*, which supports the requested residential density up to 17 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends heavy industrial and greenway uses for the site.
- The petition meets the General Development Policies locational criteria for consideration of up to 17 dwellings 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:

- The proposed residential uses, while inconsistent with the adopted land use, are compatible with the existing residential development pattern in the area.
- Recent rezoning adjacent to this site rezoned the property from industrial to residential uses, making the petition more compatible with development on surrounding properties.
- The proposed residential density is supported by the General Development Policies.
- The petition would maintain recently installed streetscape improvements on Rozzelles Ferry Road.
- The site has direct access to a pair of CATS bus stops on Route 1. The petitioner has committed to improving the stop adjacent to the site with a waiting pad.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from heavy industrial uses to residential uses up to 17 dwelling uses per acre for a portion of the site not recommended for greenway uses.

To Deny:

This petition is found to be **inconsistent** with the *Central District Plan* (1993) land use recommendation but **consistent** with the *General Development Policies*, which supports the requested residential density up to 17 dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends heavy industrial and greenway uses for the site.
- The petition meets the General Development Policies locational criteria for consideration of up to 17 dwellings per acre.

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: