Petition 2020-079 by Michael Sealy, The Sealy Group

To Approve:

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

- The plan recommends residential uses up to 8 dwelling units per acre (DUA) 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 request for NS is consistent with previous approved rezonings with frontage along this portion of Albemarle Road, most recently 2019-107.
- The request for R-12MF(CD) is a reasonable transitional land use between commercial/retail uses and detached single-family homes.
- The requested density (10.38 DUA) for the single family attached component is only a 25 percent increase in the recommended density for this parcel per the Eastside Strategy Plan.
- This petition's retail and residential components achieves the Plan's vision of "having a wide variety of desirable and affordable housing options available…" and "are able to live in close proximity to where they work and shop".

The approval of this petition will revise the adopted future land use as specified by the Eastside Strategy Plan, from residential uses up to 8 DUA to residential uses up to 12 DUA for a portion of the site, and retail for the remainder of the site for the site.

To Deny:

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

- The plan recommends residential uses up to 8 dwelling units per acre (DUA) 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: