Petition 2020-145 by Crescent Communities

To Approve:

This petition is found to be **inconsistent** with the *South District Plan* and **consistent** with the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office use as amended by petition 2018-014; and
- The *General Development Policies* supports residential over 17 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:

- The previous rezoning allowed for a hospital and medical office which is now planned and approved for the east side of Johnston Road. Prior to the hospital rezoning the site was recommended for institutional use.
- While the plan does not call for residential uses on the site, the proposed residential is compatible with the surrounding multi-family and non-residential uses.
- The proposal would introduce residential dwelling units to the area along Ballancroft Parkway which includes a mixture of retail, office, hotel and institutional uses creating a mixed use node.
- The proposal completes the connection of Ballancroft Parkway between Providence Road West and Marvin Road.

  The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from office use to residential use greater than 22 DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the *South District Plan* and **consistent** with the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office use as amended by petition 2018-014; and
- The *General Development Policies* supports residential over 17 units 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: