

Petition 2020-146 by Elmington Capital Group

To Approve:

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

- The plan recommends single-family/multi-family/office/retail uses with a residential density of up to 12 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 requested residential density at this location is an appropriate buffer between non-residential uses against Albemarle Road to the south and lower density multi-family and single family uses to the north.
- The residential uses to the north include R-17MF and R-22MF, while only a small portion of the site abuts single family zoning.
- The proposed rezoning district helps achieve a portion of the vision for the Eastland area in that it provides a "variety of housing types".

The approval of this petition will revise the adopted future land use, as specified by the *Eastland Area Plan*, from single-family/multi-family/office/retail uses to residential uses up to 22 DUA for the site.

To Deny:

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

- The plan recommends single-family/multi-family/office/retail uses with a residential density of up to 12 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: