

Petition 2020-159 by Bainbridge Communities Acquisitions III, LLC

To Approve:

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

- The plan recommends multi-family/office/retail uses, up to 12+ dwelling units per acre.

Therefore, 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 *Northeast Area Plan* recommends retail and office for this site and requires a residential component as well, up to 12+ DUA. The 21.9 DUA proposed by this plan and the petition's commitment to providing multifamily development on the site is consistent with the plan's land use recommendation
- The site fronts Mallard Creek Road and is across the street from recent rezoning 2019-169, which was approved for multi-family residential at 17 DUA.
- The petitioner commits to enhancing the pedestrian experience by constructing an 8-foot planting strip and 12-foot shared-use path along Ridge Road and Mallard Creek Road.
- The petition is committed to providing improved open space amenity areas with landscaping, seating areas, hardscape elements, and shade structures as applicable and appropriate to the proposal.

To Deny:

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

- The plan recommends multi-family/office/retail uses, up to 12+ dwelling units per acre.

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: