Petition 2020-012 by Hopper Communities

To Approve:

This petition is found to **consistent** 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 for the area.

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 increased residential density at this location is contextually appropriate considering the location's proximity to the proposed Eastland Mall redevelopment, the school, and the existing multi-family development across Wilora Lake Road to the east.
- While adjacent to the proposed Eastland Mall redevelopment, the proposal still falls within the area plan's recommendation for a mix of uses in a compact, pedestrian-oriented town center.
- The area plan states "the Town Center will not be successful without careful attention to design elements" such as vehicular and pedestrian connections. This proposal commits to improving the pedestrian experience along Wilora Lake Road.
- A primary objective of the area plan is to embrace and build a range and balance of shopping choices, housing types, and places of entertainment and recreation in the Eastland Mall area. The petition complements this objective through its commitment to single family attached dwellings and its adjacency to the proposed Eastland Mall redevelopment.

To Deny:

This petition is found to **consistent** 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 for the area.

However, 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: