

## **Petition 2021-036 by Optimistic Venture Group, LLC**

### **To Approve:**

This petition is found to be both consistent and inconsistent with the *Thomasboro/Hoskins Area Plan* (2002) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multifamily residential uses for the site.
- The petition exceeds the maximum recommended density for the site of 12 dwelling units per acre.
- The petition does not meet the General Development Policies (GDP) criteria for multifamily residential of greater than 17 dwelling units per acre (DUA).

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:

- While the petition exceeds the recommended 12 dwelling units per acre for this site, it proposes to adaptively reuse an existing historic building built in 1905.
- The proposed rezoning is adjacent to the historic Hoskins Mills property, which was previously repurposed for residential uses.
- The proposed residential use is compatible with existing uses in the area.
- As part of the redevelopment of the property, the petitioner has committed to improving the back of curb Hoskins Rd sidewalk by constructing a 6' sidewalk behind a 22' planting strip while preserving many of the mature trees onsite.

The approval of this petition will revise the adopted future land use as specified by the Thomasboro/Hoskins Area Plan, from multi-family residential up to 12 DUA to multi-family residential up to 22 DUA for the site.

### **To Deny:**

This petition is found to be both consistent and inconsistent with the *Thomasboro/Hoskins Area Plan* (2002) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multifamily residential uses for the site.
- The petition exceeds the maximum recommended density for the site of 12 dwelling units per acre.
- The petition does not meet the General Development Policies (GDP) criteria for multifamily residential of greater than 17 dwelling units per acre (DUA).

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:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**