

Petition 2021-077 by Lucern Capital Partners

To Approve:

This petition is found to be inconsistent with the *University Research Park Area Plan* (2010) recommendation of office/retail use based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail uses.

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 this petition is inconsistent with the Office/Retail future land use recommended by the area plan, the petition does fulfill the area plan's goals of expanding housing choices and allowing for a mixture of land uses throughout the area.
- Approval of this petition will increase the housing supply within the steadily growing University City Area.
- This site is proximate to the recently approved Rezoning Petition 2021-030, which also allows for multi-family housing in this group of parcels.
- The petitioner commits to providing a 12-foot multi-use path and an 8-foot planting strip alongside Research Drive, as well as two pedestrian connections from Research Drive to the site, therefore enhancing the pedestrian environment.

The approval of this petition will revise the adopted future land use as specified by the *University Research Area Plan* (2010), from Office/Retail to Residential > 22 DUA for the site.

To Deny:

This petition is found to be inconsistent with the *University Research Park Area Plan* (2010) recommendation of office/retail use based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail uses.

(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: