

Petition 2021-081 by insert Petitioner

To Approve:

This petition is found to be consistent with the *University Research Park Area Plan (2010)* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail uses with up to 22+ dwelling units per acre for residential density.

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:

- This petition proposes up to 140 single family attached dwelling units and 20,000 square feet of commercial uses. The mixed-use nature of the development and the proposed density at 8.79 dwelling units per acre is consistent with the area plan's recommendation of residential/office/retail use up to 22+ DUA.
- The petition commits to enhancing the pedestrian environment through site design elements such as a minimum 8-foot-wide sidewalk and 8-foot planting strip along the site's frontage of Senator Royall Drive and Alexander Village Main Drive, a 12-foot multi-use path along West Mallard Creek Church Road, and internal sidewalks and pedestrian connections throughout the site.
- The proposed mixed-use development will aid in fulfilling the area plan's goal of encouraging a mixture of uses in the area, expanding housing choices, and facilitating a development pattern that leads to a more connected street network.
- The petition proposes a public open space area at the corner of Senator Royall Drive and Alexander Village Main Drive, including amenities such as seating, enhanced landscaping, a gazebo, picnic tables, and a dog park.

To Deny:

This petition is found to be consistent with the *University Research Park Area Plan (2010)* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail uses with up to 22+ dwelling units per acre for residential density.

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: