

Petition 2021-086 by JAG Development Company LLC

To Approve:

This petition is found to be **inconsistent** with the *South District Plan* and the proposed density is **inconsistent** with the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends office/retail use as amended by Petition 2017-021.
- The *General Development Policies* recommend 12-17 dwelling units per acre.

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:

- The site is located on a major thoroughfare in the Carmel Road Mixed Use Activity Center, as identified in the *Centers, Corridors, Wedges Growth Framework*
- Mixed use activity centers are priority areas for developments with density that accommodates growth in an urban, walkable development form.
- The *Centers, Corridors, Wedges Growth Framework* recommends moderate (up to 22 dwelling units per acre) to high (over 22 dwelling units per acre) density residential within Mixed Use Activity Centers. The proposed density is 67.78 units per acre.
- This petition supports the vision for the area as a walkable multi-use center that provides a range of options for people to live, work, shop and play by:
 - locating buildings along new public accessible, private, network streets with active ground floor uses creating pedestrian-oriented development
 - reducing surface parking
 - increasing connectivity and reducing block lengths by providing additional network streets that stub to property lines to facilitate future extension and connectivity
- The proposed mix of uses is compatible with nearby multi-family, office and retail uses on Carmel Road.
- The site is buffered from single family homes by apartments and nonresidential development to the north, south, east and west which provides transition in development intensity between single family and this development proposal.
- This site supports the *General Development Policies* goal to encourage a range of housing types and densities.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from office/retail use to residential/office/retail use for the site.

To Deny:

This petition is found to be **inconsistent** with the *South District Plan* and the proposed density is **inconsistent** with the *General Development Policies* based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends office/retail use as amended by Petition 2017-021.
- The *General Development Policies* recommend 12-17 dwelling units per acre.

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: