

Petition 2019-146 by ALB Architecture, PA

To Approve:

This petition is found to be **inconsistent** with the *Parkwood Transit Station 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 residential uses up to 12 DUA for the site.

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 requested height and residential type are similar to what has been constructed by-right at a neighboring parcel to the west (1517 N. Davidson Street).
- The area plan states that low density residential uses should be maintained, enhanced and protected. However, transition from more intense development that may adversely impact the character of the neighborhood is desired. While at a higher proposed density than the area plan recommendation of up to 12 dwelling units per acre, this petition provides an appropriate transition between single family and transit-oriented uses.
- The petition's commitment to future sidewalks and planting strips along N. Davidson and E. 19th Street compliments the area plan's recommendation for pedestrian and cyclist accessibility and safety.
- Proposed pedestrian enhancements and preservation of a historic storefront contribute to the plan's recommendation of signature intersections along N. Davidson Street.
- Adopted policy states that residential uses, including duplexes, are appropriate with a desired maximum building of height 40-feet. The petition commits to a maximum building height of 40-feet.

The approval of this petition will revise the adopted future land use, as specified by the *Parkwood Transit Station Area Plan*, from residential uses up to 12 DUA to residential uses over 22 DUA for the northern half of the site and residential/office/retail uses for the southern half of the site.

To Deny:

This petition is found to be **inconsistent** with the *Parkwood Transit Station 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 residential uses up to 12 DUA for the site.

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: