

Petition 2018-041 by Saussy Burbank, LLC

To Approve:

The request for the portion of the site currently zoned R-5 (single family residential) is found to be inconsistent with the *Blue Line Extension Transit Station Area Plans*.

The request for the remaining portion of the site, currently zoned UR-2(CD) (urban residential, conditional), is found to be consistent with the *Blue Line Extension Transit Station Area Plan* as amended by Petition 2017-071, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends low density residential uses for the portion of the property zoned R-5 (single family residential).
- The area plan as amended by a previous rezoning for the portion currently zoned UR-2(CD) (urban residential, conditional) recommends single family attached dwellings.

(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 subject property is located on East 36th Street, which is a thoroughfare that serves as a feeder to the proposed transit station located on East 36th Street; and
- The proposal has buildings fronting East 36th Street, and Spencer Street with parking behind, and a tree save area at the corner of Spencer Street and East 36th Street; and
- Buildings are sensitive to and consistent with established adjacent single family detached dwellings as they have larger setbacks, usable porches and stoops, architectural elements that minimize garages, parking via internal driveways, and similar heights; and
- Proposed uses are compatible with surrounding residential and institutional uses; and
- Council recently approved rezoning petition 2017-071 that rezoned most of the subject site from R-17MF to UR-2(CD) to allow existing multi family structures to be redeveloped as townhomes. This current petition proposes to incorporate the corner parcel at 36th Street and Spencer Street into the development for a cohesive project in this quadrant of the block.

To Deny:

The request for the portion of the site currently zoned R-5 (single family residential) is found to be inconsistent with the *Blue Line Extension Transit Station Area Plans*.

The request for the remaining portion of the site, currently zoned UR-2(CD) (urban residential, conditional), is found to be consistent with the *Blue Line Extension Transit Station Area Plan* as amended by Petition 2017-071, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends low density residential uses for the portion of the property zoned R-5 (single family residential).
- The area plan as amended by a previous rezoning for the portion currently zoned UR-2(CD) (urban residential, conditional) recommends single family attached dwellings.

(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: