

Petition 2025-100 by Roland Development Group, LLC

To Approve:

This petition is found to be **consistent** with the goals and policies of the *South Inner Area Plan* based on the information from the staff analysis:

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:

- The existing Marsh Road corridor is characterized by a mix of single-family homes and low-rise, moderate multi-family residential buildings, creating a walkable environment with pockets of institutional and recreational uses. Mature trees line the street frontages, and a consistent streetside character is established by the large setbacks between the street and the existing structures.
- The front of the property currently features a landscape berm with trees that provide a partial screen for the existing development. The revised site plan, has an updated design preserving the landscape berm and existing character of Mash Rd.
- Public open spaces, like small parks, greenways, and natural open spaces, such as tree preservation areas, are important elements for serving the community and meeting the intent of a Neighborhood 2 Place Type and surrounding Neighborhood 1 Place Type. The revised site layout maintains the characteristically large setbacks— serving as open space.
- For multi-family residential developments on smaller sites, meaningful open space can often be achieved by activating common open space areas with substantive minimum dimensions and commitments to enhanced amenities. There are multiple recreational uses in the surrounding areas to serve the smaller multi-family residential development on the uniquely shaped site.
- The petition includes thirty-seven (37) townhome units, which contributes to housing diversity in the area and is compatible with adjacent multi-family developments.
- The proposal commits to providing a landscape yard with a higher planting standard than required by the ordinance where the site is adjacent to single-family uses, demonstrating a commitment to buffering adjacent properties.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

To Deny:

This petition is found to be **consistent** with the goals and policies of the *South Inner Area Plan* based on the information from the staff analysis:

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)