

Petition 2021-116 by Kevin Boyd

To Approve:

This petition is found to be **inconsistent** with *36th Street Transit Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The adopted plan calls for residential uses up to five dwelling units per acre (DUA).

(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 petition limits the number of uses to be allowed on the site by right and under prescribed conditions.
- The refuse area has been moved away from the abutting single family residential lot.
- A fence or landscaping is proposed to screen the rezoning site from the abutting single family residential lot.
- The petition furthers the 36th Street Transit Station Area Plan's goal of "preserving neighborhood character while encouraging a development pattern that supports continued transformation to a vibrant, urban environment".
- Adaptive reuse of an existing building will protect and enhance the existing neighborhood character.
- The petition's limitation of building height to 40 feet is consistent with the plan's desired height for development in this area.

The approval of this petition will revise the adopted future land use as specified by the *36th Street Transit Station Area Plan*, from residential uses up to five dwelling units per acre to retail uses for the site.

To Deny:

This petition is found to be **inconsistent** with *36th Street Transit Station Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The adopted plan calls for residential uses up to five dwelling units per acre (DUA).

(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:

