

Petition 2022-020 by Denciti Partners, LLC

To Approve:

Although a portion of the petition is generally consistent with the supported land uses and building forms in the Neighborhood 1 Place Type, the petition on a whole is **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The policy map recommends Neighborhood 1 for the site. Neighborhood 1 supports building forms such as duplexes, triplexes, and quadplexes. However, a portion of this petition proposes building forms that would not be compatible with Neighborhood 1.

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:

- This petition is in an area of established single family homes, and rapidly growing medium to high density development. Just a quarter mile away from the Scaleybark Station and abutting a neighborhood of long-standing single family development, this site must contend with the demands of a growing city while also being able to consider the interests of residents that have lived in the area for decades.
- The Neighborhood 1 Place Type is intended for areas where single family detached homes are the primary use but other residential building forms can also be accommodated such as duplexes, triplexes, and quadplexes. Along Ellenwood Place where there is no frontage on Freeland Lane, the site plan identifies proposed Buildings 1 and 2 wherein Building 1 will be either a duplex or triplex and Building 2 will be a triplex. Both of these building forms are compatible with the Neighborhood 1 Place Type and establish a marked transition between the high density corridor to the east as well as the proposal's denser residential buildings along Freeland Lane and the low density residential areas to the north and west.
- Along Freeland Lane, the proposal is inconsistent with the adopted Neighborhood 1 Place Type given that this portion of the rezoning site may be developed residential buildings that have more than 4 units per structure.
- This site is adjacent to areas designated as Regional Activity Center and Community Activity Center, which aligns to those properties' TOD zoning districts. This proposal offers a middle density solution that appropriately negotiates the high density development desired along South Boulevard and the Neighborhood 1 areas to the north and west of the subject site.
- This petition would generate an increase in residential density on the three parcels while maintaining some design principles that are consistent with single family building forms, such as a 36' height cap for Buildings 1 and 2 along Ellenwood Place, a 40' height cap for any other buildings on the site, a 4:12 roof slope for Buildings 1 and 2, incorporation of front porches or balconies, and a three unit limit on Buildings 1 and 2. These architectural features help facilitate a single family character on the portion of the rezoning site that must be the most sensitive to the existing adjacent development.
- The proposal commits to a 10' Class C landscape buffer along the rezoning area's northeastern boundary against parcel 14901232 on Ellenwood Place.
- This petition could facilitate Goals #1 10-Minute Neighborhoods, #2 Neighborhood Diversity & Inclusion, #4 Trail & Transit Oriented Development, #5 Safe &

Equitable Mobility, and #6 Healthy, Safe, & Active Communities of the *2040 Comprehensive Plan*.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022), from Neighborhood 1 to Neighborhood 2 for the site.

To Deny:

Although a portion of the petition is generally consistent with the supported land uses and building forms in the Neighborhood 1 Place Type, the petition on a whole is **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The policy map recommends Neighborhood 1 for the site. Neighborhood 1 supports building forms such as duplexes, triplexes, and quadplexes. However, a portion of this petition proposes building forms that would not be compatible with Neighborhood 1.

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: