

Petition 2021-275 by Abacus Acquisitions, LLC

To Approve:

This petition is found to be **consistent** with the with the *2040 Policy Map* recommendation for Neighborhood Activity Center on the northwest half of the site and **inconsistent** with the recommendation for Neighborhood 1 on the southeast half of the site based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood Activity Center and Neighborhood 1 Place Types.

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 adds to the variety of housing options in the area.
- The petition is appropriate and compatible to the existing single-family neighborhood uses along Grimes Street, Franklin Avenue, and Bancroft Street by proposing 3- & 4-unit townhomes, a less dense building form than the multifamily buildings along Graham Street and 28th Street.
- The petition commits to enhanced building design features such as usable porches and/or stoops when possible.
- The petition commits to building a 12-foot multi-use path and 8-foot sidewalk along the site's frontage on Graham Street and an 8-foot sidewalk and 8-foot planting strip along all public street frontages as well as along both sides of the proposed future Bancroft Street.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood Activity Center and Neighborhood 1 Place Types to the Neighborhood 2 Place Type for the site.

To Deny:

This petition is found to be **consistent** with the with the *2040 Policy Map* recommendation for Neighborhood Activity Center on the northwest half of the site and **inconsistent** with the recommendation for Neighborhood 1 on the southeast half of the site based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood Activity Center and Neighborhood 1 Place Types.

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:

