

Petition 2022-069 by The Fallon Company

To Approve:

This petition is found to be **consistent** and **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Community Activity Center for a portion of the site; and
- The *2040 Policy Map* recommends Neighborhood 2 for a majority of the site.

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 site spans from the dense development along South Boulevard to Dilworth's historic residential areas on Euclid Avenue. Mirroring the site's context as a transitional space between Community Activity Centers and residential areas, this petition is sensitive to its surroundings and proposes uses and various densities that blend into adjacent developments.
- The Neighborhood 2 designation is a reflection of the existing uses of the Strawn Tower and TOD-R(O) zoning. And although the predominantly residential uses proposed on this portion of the site are not entirely incongruent with that place type, the density proposed and mix of non-residential uses better align with Community Activity Center.
- Development Areas A, B1, and D provide height caps where the areas are adjacent to single family uses to better integrate the development into the neighborhood. Additionally, Development Area A along Euclid Avenue will be limited to single family attached residential uses at no more than 40' in height. These conditions set forth in the site plan give significant consideration to the Dilworth Historic District that abuts the site's southeastern and southwestern boundaries and is designated as Neighborhood 1.
- The petition confines the greatest intensity of uses and development to Development Areas E1 and E2 which may exceed the base height allowed in the TOD-UC district through the application of community benefits as defined in the bonus provisions for TOD districts.
- The petition proposes an ample 1.6 acres of active open space to create a park-like environment for this site as well as the greater neighborhood. The open space will be made accessible throughout the petition area and adjacent neighborhood with various pedestrian connections.
- The site is located within a ½-mile walk of the Bland Street Station. The TOD-NC and TOD-CC zoning districts may be applied to parcels within a ½-mile walking distance of an existing rapid transit station.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, for the proposed TOD-NC(CD) portion of the site on the south side of the Caldwell Street Extension from Neighborhood 2 to Neighborhood Center; and will revise the recommended place type for the portion of the proposed TOD-UC(CD) area north of the Caldwell Street Extension that is currently Neighborhood 2 to Community Activity Center.

To Deny:

This petition is found to be **consistent** and **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Community Activity Center for a portion of the site; and
- The *2040 Policy Map* recommends Neighborhood 2 for a majority of the site.

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: