

- The Zoning Committee finds this petition to be **consistent** with the *Park Woodlawn Area Plan* recommendation, based on information from the staff analysis and the public hearing, and because:
  - The proposed multi-family residential density of 8.56 dwelling units per acre is significantly less than the 17 dwelling units proposed in the adopted area plan for the subject site and abutting properties.
- 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 subject parcel is a large single family lot of over two acres on a segment of Park Road, a major thoroughfare, which is developed with a mixture of institutional, multi-family and single family residential uses; and
  - Although the zoning district requested is UR-2 (urban residential) and the immediate area has been developed under more suburban districts, the wide side yards and rear yards abutting single family residential are sensitive to and compatible with the existing residential context; and
  - The proposed 20-foot wide buffer will screen the development from the existing single family homes; and
  - The UR-2 zoning district is necessary to accommodate a new east/west public street as well as the proposed development on this narrow and deep, 2.2-acre lot; and
  - The new public street stubbing to the north and south of the property will provide an opportunity to expand the network of local streets in the area if the properties to the north or south redevelop in the future.

**Consistency Statement to Approve**

**Maker: Nelson**

**2<sup>ND</sup>: Majeed**

**Vote: 7-0 (Fryday, Nelson, Majeed,  
McClung, McMillan, Spencer and Sullivan)**

**Dissenting: None**

**Recused: None**

**Recommendation to Approve:**

**Maker: Majeed**

**2<sup>ND</sup>: McMillan**

**Vote: 7-0 (Fryday, Nelson, Majeed,  
McClung, McMillan, Spencer and Sullivan)**

**Dissenting: None**

**Recused: None**