

Petition 2017-162 by Craig Calcasola

To Approve:

([I move that the](#)) Zoning Committee finds the petition to be **consistent** with the *Central District Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends single-family residential uses.

([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 property is adjacent to and across from single family homes along Wickford Place and is located within the Wilmore Historic District; and
- The proposed development will add three additional homes, for a total of four homes on individual lots, along Wickford Place; and
- The proposed residential density of 11.4 dwelling units per acre provides a transition between the moderate density along Worthington Avenue and the lower density along West Boulevard; and
- The proposed setback matches the setback of the previous home on the property and is compatible with other setbacks along Wickford Place; and
- The proposed development improves the site with a planting strip and sidewalk which will improve the pedestrian experience.

Consistency:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

Recommendation:

Maker:

2ND:

Approve or Deny

Vote:

Dissenting:

Recused:

To Deny:

([I move that the](#)) Zoning Committee finds the petition to be consistent with the *Central District Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends single-family residential uses.

([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)