

Petition 2018-022 by Kyle Short

To Approve:

This petition is found to be consistent with the *Park Woodlawn Area Plan* recommended land use but inconsistent with the density recommendation as amended by the prior rezoning based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential land use; and
- The plan as amended by the prior rezoning petition 2016-137 recommends a density of seven units per acre.

([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 development proposes 18 units at a density of 11.46 units per acre; and
- The currently approved site plan which amended the area plan allows 11 units at 7.01 units per acre. However, the area plan, when originally adopted, recommended up to 12 units per acre subject to three specific criteria: unit entrances along the public street, limited building height, and larger setbacks; and
- The proposal meets all three of the criteria by limiting heights to 40 feet, providing a 25-foot setback from the future back-of-curb along Woodlawn Road and committing to provide individual unit entrances to the end units along the public street; and
- The site plan amendment contains commitments designed to ensure that the project is compatible with the surrounding single family neighborhood. The commitments include a ten-foot "Class C" buffer around the perimeter of the property and architectural standards for building materials and garage doors; and
- The project also supports future improvements to Woodlawn Road by placing the sidewalk and planting strip in a location to accommodate future widening, as recommended in the plan.

To Deny:

This petition is found to be consistent with the *Park Woodlawn Area Plan* recommended land use but inconsistent with the density recommendation as amended by the prior rezoning based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential land use; and
- The plan as amended by the prior rezoning petition 2016-137 recommends a density of seven units per acre.

([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: