

Petition 2018-049 by Revolve Residential

To Approve:

This petition is found to be **consistent** with the following policies of the *Blue Line Extension Transit Station Area Plan* land use recommendations based on the information from the staff analysis and the public hearing, and because:

- The plan encourages a mixture of housing types, including workforce and affordable housing; and
- The plan encourages the reuse of historic or architecturally significant structures; and

However, the proposed density is **inconsistent** with the land use and community design policies of the *Blue Line Extension Transit Station Area Plan*, which:

- Recommends maintaining the low density residential portion of the neighborhood at up to six dwelling units per acre; and
- Supports opportunities for infill residential development with similar densities and design character as the existing mill village housing; and
- Supports moderate density as appropriate in some locations if the proposal meets the design guidance provided in the Community Design Section of the Plan.

([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:

- (To be explained by the Zoning Committee)

The approval of this petition will revise the adopted future land use as specified by the *Blue Line Extension Transit Station Area Plan*, from low density residential to institutional and medium density residential.

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To Deny:

This petition is found to be **consistent** with the following policies of the *Blue Line Extension Transit Station Area Plan* land use recommendations based on the information from the staff analysis and the public hearing, and because:

- The plan encourages a mixture of housing types; and
- The plan encourages the reuse of historic or architecturally significant structures; and

However, the proposed density is **inconsistent** with the land use and community design policies of the *Blue Line Extension Transit Station Area Plan*, which:

- Recommends maintaining the low density residential portion of the neighborhood at up to six dwelling units per acre; and
- Supports opportunities for infill residential development with similar densities and design character as the existing mill village housing; and
- Supports moderate density as appropriate in some locations if the proposal meets the design guidance provided in the Community Design Section of the Plan.

(Therefore, we find) this petition to be unreasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The proposed density of residential portions of the site (12.5 units per acre) exceeds the Plan's recommendation of six dwelling units per acre and is not of similar density or design character as the existing mill village housing; and
- The proposed residential infill does not fulfill the Community Design Section guidance of the Plan regarding building orientation and compatible scale with the surrounding single-family neighborhood; and
- The proposed reuse of the existing church building allows an amount and intensity of nonresidential uses (including office, event/gathering/activity, and other uses as allowed in the MUDD zoning), that are not appropriate to the site's context within the existing single family neighborhood.

Motion:**Approve or Deny****Maker:****2ND:****Vote:****Dissenting:****Recused:**