

Petition 2018-011 by Harrison Tucker and John Perovich

To Approve:

This petition is found to be **inconsistent** with the *Belmont Area Revitalization Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family detached dwellings at a maximum density of five 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:

- (To be explained by the Zoning Committee)

The approval of this petition will revise the adopted future land use, as specified by the *Belmont Area Revitalization Plan*, from single family residential at five dwelling units per acre to residential at up to 43 dwelling units per acre.

To Deny:

This petition is found to be **inconsistent** with the *Belmont Area Revitalization Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family detached dwellings at a maximum density of five units per acre.

Therefore, we find this petition to be unreasonable and not in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The proposed attached single family development is located within an established single family detached neighborhood; and
- The proposed three-story multi-unit structures, and density of 29 units per acre exceeds of the adopted plan recommendation for up to five units per acre, and is not consistent with the plan's recommendation that all new and rehabilitated homes be compatible in design and character with the existing adjacent housing stock; and
- The surrounding single family area has an established lot pattern with one home per lot. As currently designed, the proposed single family attached development is not consistent with the existing residential context described above due to the attached units, and a total of five units on a lot the same size as lots containing a single home; and
- The existing single-family core of the community should be preserved and rehabilitated as a whole, to protect the area's "feel" as a traditional pedestrian-oriented single-family neighborhood; and
- New construction and rehabilitation projects should be designed in a way that is compatible with the existing character of the area. Approval of this project could lead to the demolition nearby single family dwellings and requests for higher density on the homesites; and
- Petition does not provide the ordinance-required order for the streetscape of an eight-foot planting strip and six-foot sidewalk, in that order.

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: