

Petition 2018-163 by SunCap Property Group, LLC

To Approve:

The petition is found to provide residential land uses as recommended in the *Dilworth Land Use and Streetscape Plan*, but it is inconsistent with the density and height recommendations for development area 'A', based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses at 22 dwelling units per acre (DUA) for the portion of the site along Kenilworth Avenue and residential uses at 8 DUA for the portion along Waverly Avenue. The plan recommends a 40-foot height limit for structures along Kenilworth Avenue.

([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 proposed height is inconsistent, but the height is along an existing major thoroughfare and in context with continued re-development along the corridor where both 3- and 4-story buildings are present.
- The proposed building height is an average of 58 feet as measured by the ordinance. The maximum height is 65 feet adjacent to existing 3-story townhomes, and 49 feet adjacent to existing the single family lot.
- The ordinance allows up to 100 feet in building height in the MF-22 Zoning District, so while the proposed height exceeds the area plan recommendation, it falls below the allowed height by-right.
- The R-8 portion on Waverly Avenue seeks to allow single family detached dwellings, and the minimum setback and yards and building height are compatible with the surrounding pattern of development.
- The petition will provide improvements that will significantly enhance the pedestrian environment on the subject site through the development of an 8-foot sidewalk and 8-foot planting strip along the property frontage on both Kenilworth Avenue and Waverly Avenue.

The approval of this petition will revise the adopted future land use map as specified by the *Dilworth Land Use and Streetscape Plan*, from residential at up to 22 DUA to residential over 22 DUA for development area A of the site.

To Deny:

The petition is found to provide residential land uses as recommended in the *Dilworth Land Use and Streetscape Plan*, but it is inconsistent with the density and height recommendations for development area 'A', based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses at 22 dwelling units per acre (DUA) for the portion of the site along Kenilworth Avenue and residential uses at 8 DUA for the portion along Waverly Avenue. The plan recommends a 40-foot height limit for structures along Kenilworth Avenue.

([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: