

Petition 2019-008 by CoHab, LLC

To Approve:

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

- The plan recommends residential land uses up to 5 dwelling units per acre and institutional land uses.

([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 Plan*, from residential uses at 5 dwelling units per acre and institutional uses to residential uses greater than 22 dwelling units per acre for the site.

To Deny:

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

- The plan recommends residential land uses up to 5 dwelling units per acre and institutional land uses.

([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:

- The proposed multi-family development is located within an established single family detached neighborhood.
- The proposed 44 foot tall multi-unit structure, with a density of 56 units per acre is in excess 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.
- Much of the surrounding single family area has an established lot pattern with one home per lot. As currently designed, the multifamily development is not consistent with the existing residential context described above due to the attached and stacked units, and a proposed setback of only 16 feet from the back-of-curb adjacent to and across from single family homes with front yards.
- 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."
- "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 of nearby single family dwellings and requests for higher density on the homesites.

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: