

Petition 2019-094 by Andrew Parker

To Approve:

This petition is found to be **inconsistent** with the *Blue Line Extension Transit Station Area Plan 36th Street Station Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends residential uses up to 5 dwelling 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 adopted plan for this property states that “moderate density” may be appropriate in some locations if the proposal meets Community Design Policies guidance found in the *BLE Extension Transit Station Area Plan*.”
- This proposal commits to multiple design elements including impervious surfaces, preserved natural areas around stream buffers, and architectural elements, and pedestrian improvements.
- The petition supports the plan’s land use goals that seek to “accommodate higher intensity uses that support the various transportation systems throughout the Corridor, while protecting the fabric of residential neighborhoods and providing the opportunity for housing.
- This petition is protecting the fabric of the surrounding neighborhood and saving existing housing from demolition by proposing development on a currently vacant site along the N. Davidson Street corridor.
- Land uses surrounding the subject property are similar in context and density, in particular with the site directly north of the subject property.

To Deny:

This petition is found to be **inconsistent** with the *Blue Line Extension Transit Station Area Plan 36th Street Station Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends residential uses up to 5 dwelling units per acre.

However, 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: