

## Petition 2019-100 by Paul Pennell, Urban Design Partners

### To Approve:

This petition is found to be **inconsistent** with the *Belmont Area Revitalization 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 development up to 22 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 petition's proposed adaptive reuse satisfies the plan's guiding principle of taking a preservation-oriented approach by retaining the existing buildings on the site.
- The plan's recommended future land use for this site was developed under the assumption that a Hope VI redevelopment project was going to be located on the site. That concept did not materialize.
- The petition's residential density of 12 dwelling units per acre is significantly less dense than the 22 dwellings units per acre that the plan would permit.
- The petition is in alignment with the plan's Land Use and Development Goals and Objectives in that it attempts to balance the provision of service retail with protection of residential areas. As this is an infill project, no homes will be removed for this petition.
- The petition's proposed uses are compatible with the surrounding residential and non-residential uses. While zoned industrial, there have been multiple approved rezonings to mixed use districts in the area. It is unlikely this area develops under its current industrial zoning.
- The petition will improve and extend Van Every Street and make needed pedestrian improvements along the site's frontage.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Revitalization Plan*, from residential to mixed residential/office/retail uses.

### To Deny:

This petition is found to be **inconsistent** with the *Belmont Area Revitalization 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 development up to 22 dwelling units per acre

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:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**