

## Petition 2019-133 by Greg Zanitsch, TBGC, LLC

### 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 uses at up to five 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 of an existing neighborhood building satisfies the plan's guiding principle of taking a preservation-oriented approach by retaining the existing building on site.
- 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 the protection of residential areas.
- The petition proposes to improve the site's interaction with surrounding single family residential uses by committing to install a green screen/vegetation around the parking area.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Revitalization Plan*, from residential uses at up to five dwelling units per acre to office/retail uses for the site.

### 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 uses at up to five 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: