

Petition 2019-152 by Spectrum Companies

To Approve:

This petition is found to be **inconsistent** with the *University City Area Plan* (2015) and the *Newell Small Area Plan* (2002) based on the information from the staff analysis and the public hearing, and because:

- The plans recommend office/retail, mixed use, and residential uses of multiple densities for the site, and

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 request compliments the adopted vision for the *University City Area Plan* in that it improves accessibility by maximizing the use of existing local street connections to provide a high level of mobility and multi-modal access. The project accomplishes that by committing to constructing, through a reimbursement agreement with the City, the Dave McKinney Avenue extension connecting the site and surrounding neighborhood directly to the University City Boulevard Blue Line Station.
- The proposed mixture of residential uses (attached single family/multi-family) is an appropriate transition between student housing to the east of the site and detached single family homes to the west.
- The proposal achieves the *Newell Small Area Plan's* land use objective by providing a broad range of housing.
- The proposed intensity is reasonable considering the site's proximity (over .5 mile but under .7 miles) to the University City Boulevard Blue Line Station.

The approval of this petition will revise the adopted future land use as specified by the *University City Area Plan* and *Newell Small Area Plan*, from office/retail, mixed use, and residential uses of multiple densities to residential uses up to 17 dwelling units per acre.

To Deny:

This petition is found to be **inconsistent** with the *University City Area Plan* (2015) and the *Newell Small Area Plan* (2002) based on the information from the staff analysis and the public hearing, and because:

- The plans recommend office/retail, mixed use, and residential uses of multiple densities for the site, and

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: