

Petition 2019-156 by Parkwood Plaza, LLC

To Approve:

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

- The Plan recommends residential uses up to 22 dwelling units per acre (DUA) for the site.

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:

- Although the density that this project is proposing is greater than the plan's recommendation for up to 22 DUA, the requested housing typology is consistent with what can be constructed by-right subject property's existing zoning and proposed future land use.
- The project proposal achieves the plan's vision of "promoting...affordable housing..." through its commitment to providing no less than three affordable-rate units.
- The petitioner is committing to providing a neighborhood-scale connection to the adjacent rezoning petition 2020-005 (which is proposing single family attached, multi-family, and commercial uses) which is critical in bringing the plan's overall recommendation for multifamily housing units along this frontage to life and which fulfills the plan's overall goal for transportation through creating a more pedestrian friendly community and allowing an easier flow of vehicular traffic.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Revitalization Plan*, from residential uses up to 22 dwelling units per acre to residential uses over 22 dwelling units per acre.

To Deny:

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

- The Plan recommends residential uses up to 22 dwelling units per acre (DUA) for the site.

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: