

Petition 2019-126 by Harrison Tucker, CoHab LLC

To Approve:

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

- The Plan recommends residential development up to 12 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 will provide a dense housing project in a walkable location only 3/10 of a mile from the Parkwood Station.
- This petition achieves the *BLE Transit Station Area Plan*'s overall land use goal of "accommodating higher intensity uses that support various transportation systems throughout the corridor while protecting the residential fabric of residential neighborhoods and providing the opportunity for housing choices." The fabric of the residential neighborhood remains intact as this petition, if constructed, will be developed on vacant land and does not require the demolition of existing single family homes. Housing choice is further enhanced in Optimist Park through the creation of new multi-family units and the addition of one affordable unit.
- The petition's request of a maximum height of 40 feet matches the by-right height on surrounding R-8-zoned single family parcels and the desired height noted in the *Parkwood Transit Station Area Plan*.
- The request closely matches a previously approved petition (2018-012) both in density and housing type.
- The petition commits to providing at least one affordable housing unit through the Federal Housing Choice Voucher Program.

The approval of this petition will revise the adopted future land use as specified by the *Parkwood Transit Station Area Plan*, from residential uses up to 12 dwelling units per acre to residential uses greater than 22 dwelling units per acre.

To Deny:

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

- The Plan recommends residential development up to 12 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:

2ND:

Vote:

Dissenting:

Recused: