

Petition 2020-076 by Green Bird Properties, LLC

To Approve:

This petition is found to **consistent** 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 multi-family/office/retail uses for the site.

Therefore, 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 is similar in use, height, and scale to two adjacent approved rezoning petitions along Parkwood Avenue (2020-005 & 2019-156).
- The retail component of this project (up to 10,000 SF) satisfies the Plan's economic development goal of increasing retail services within the Belmont neighborhood.
- The request is consistent with current entitled uses within the existing B-1 district.
- The request aligns with the plan's recommendation of a neighborhood-scale mixed-use node (retail and residential) at the intersection of Pegram Street and Parkwood Avenue.
- The request helps Belmont achieve its land use goal of "preserving its single-family character" while developing a "mixed use plan to enhance the quality of life" for its residents. Orienting residential density and mixed uses along major thoroughfares, as this project proposes, preserves the character of the surrounding single family neighborhood while providing proximal neighborhood services.

To Deny:

This petition is found to **consistent** 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 multi-family/office/retail uses for the site.

However, 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: