

## Petition 2019- 180 by Justin Adams- Maple Multi-Family Land SE, LP

### To Approve:

This petition is found to be **inconsistent** with the *Independence Boulevard Area Plan* for the northern portion of the site and **consistent** with the Plan's recommendation for the southern portion of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential development up to 12 units per acre for the northern portion of the site; and
- Recommends residential development up to 22 units per acre for the southern portion of the site as amended by petition 2019-074.

([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 subject site is over a ½ mile walk from the nearest proposed LYNX Silver Line transit station but located within 190 feet of the proposed transit alignment. Therefore, the site is not appropriate for transit-oriented development; but moderate density multi-family development is appropriate with the site's location along the future rail corridor.
- The site is located within the Southeast Corridor per the *Centers, Corridors, Wedges Growth Framework*. Corridors are areas recommended for moderate intensity multi-family uses.
- The site is located within a ½ mile walk to bus stops/routes along Monroe Road and Independence Boulevard.
- The proposed density of 22 units per acre is consistent with other multi-family developments north of the site on Wallace Road and Wallace Lane in office zoning that exist at comparable densities.
- The site and proposed development provide a transition in land use types and intensity from the commercial uses along Independence Boulevard and Wallace Road to the single family uses west of the site.
- The site plan combines an area previously zoned for multi-family residential with the only other large vacant parcel fronting this portion of Wallace Road for a unified multi-family development.
- The plan extends Pineborough Road and stubs to the northern most property line and provides connectivity through the site to Wallace Road with a public access easement.
- The site plan provides development conditions that reduce impacts to abutting single family homes through the limitation of building heights, provision of buffers, and provision of building envelopes that ensure building sides face single family homes and buildings are located adjacent to existing or proposed streets away from the single family homes.

The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan*, from residential at 12 DUA to residential at 22 DUA for the northern portion of the site.

**To Deny:**

This petition is found to be **inconsistent** with the *Independence Boulevard Area Plan* for the northern portion of the site and **consistent** with the Plan's recommendation for the southern portion of the site based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential development up to 12 units per acre for the northern portion of the site; and
- Recommends residential development up to 22 units per acre for the southern portion of the site as amended by petition 2019-074.

([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:****2<sup>ND</sup>:****Vote:****Dissenting:****Recused:**