

Petition 2020-073 by Blue Azalea

To Approve:

This petition is found to be **consistent** with the *South Park Small Area Plan* for the part of the site on the north side of Sharon View Road and **inconsistent** with the *South District Plan* for the part of the site on the south side of Sharon View Road. However, the *General Development Policies* support the requested density for the southern portion of the site. The site northern portion of the site is located within a mixed-use activity center as designated by the *Centers, Corridors, and Wedges Growth Framework*.

([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 majority of the site is consistent with land use plan recommendations and the proposed density of 7.0 DUA is less than the recommended density in the South Park Small Area Plan for the northern portion of the site.
- The 4.1 DUA proposed for the southern portion is less than the density supported by the *General Development Policies*.
- The proposed development is similar in scale and density to other townhome developments along the north side of Sharon View Road and the 3 unit building on the south side of Sharon View has a limited impact on nearby single family homes due orientation of the building on the parcel and limited building height of 40 feet.
- There is limited opportunity to increase connectivity in the South Park area. Connectivity policies and recommendations in *Centers Corridors & Wedges*, the *General Development Policies*, *Urban Street Design Guidelines*, and the South Park CNIP Playbook each recommend additional connections within the designated activity center area, and this block is one of the only remaining locations which can help improve connectivity in the South Park area.
- The petitioner has committed to providing public bicycle and pedestrian connectivity through the site from Sharon View Road to the rear of the northern portion of the site, which has the potential to be extended to Philips Place in the future.

The approval of this petition will revise the adopted future land use for the parcels south of Sharon View Road as specified by the *South District Plan*, from single family residential at 3 units per acre to Residential at less than 5 units per acre for the site.

To Deny:

This petition is found to be **consistent** with the *South Park Small Area Plan* for the part of the site on the north side of Sharon View Road and **inconsistent** with the *South District Plan* for the part of the site on the south side of Sharon View Road. However, the *General Development Policies* support the requested density for the southern portion of the site.

The site northern portion of the site is located within a mixed-use activity center as designated by the *Centers, Corridors, and Wedges Growth Framework*.

([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: