

Petition 2020-178 by Teresa M. Orsini

To Approve:

This petition is found to be both **consistent** and **inconsistent** based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family/office/retail for the majority of the site and only multi-family uses for a smaller portion of 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 for mixed-use zoning at this location is contextually appropriate considering the location is proximal to recent residential infill projects and other mixed-use and business locations.
- The petition's proposed adaptive reuse of the site's existing structure accomplishes the plan's recommendation of taking a preservation-oriented approach to development in the Belmont community.
- While a portion of this property is zoned industrial, it is unlikely that this area develops under its existing zoning entitlements due to development trends in the area.
- The petition is in alignment with the plan's land use and development goals and objectives in that it attempts to provide retail while protecting residential areas. As this is a request for non-residential infill, no homes will be removed as a result of this petition.

The approval of this petition will revise the adopted future land use as specified by the Belmont Area Plan for a portion of the site from multi-family to multi-family/office/retail for the site.

To Deny:

This petition is found to be both **consistent** and **inconsistent** based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family/office/retail for the majority of the site and only multi-family uses for a smaller portion of 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: