

Petition 2020-200 by Elmington Capital Group

To Approve:

This petition is found to be **consistent** with the *Central District Plan* for a portion of the site and **inconsistent** with the remainder of the parcel and supported by the *General Development Policies*, based on the information from the staff analysis and the public hearing, and because:

- The *Central District Plan* recommends multifamily residential uses with no specified density for the majority of the site and institutional uses for the remainder of the parcel. The *General Development Policies* support a residential density of over 17 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 *Central District Plan* supports residential for a majority of the parcel, while the *General Development Policies* supports the proposed density.
- The surrounding area consists of a mix of single family and multifamily residential communities.
- The site is located adjacent to, and within walking distance of Barringer Academic Center, a school facility. The streetscape improvements along West Boulevard associated with the proposed project will enhance the walkability and support neighborhood accessibility to the school facility.
- The request will commit to several transportation improvements in affiliation with the development.
- The proposed development provides several architectural commitments with respect to building materials, façade treatments, and avoidance of expanse of blank walls.
- The development commits to provision of amenities on the site.
- The development provides a Class C buffer along all property lines in residential use and/or zoning.

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from current recommended institutional use for a portion of the site to the recommended multifamily residential over 17 units per acre for that portion of the site.

To Deny:

This petition is found to be **consistent** with the *Central District Plan* for a portion of the site and **inconsistent** with the remainder of the parcel and supported by the *General Development Policies*, based on the information from the staff analysis and the public hearing and because:

- The *Central District Plan* recommends multifamily residential uses with no specified density for the majority of the site and institutional uses for the remainder of the parcel. The *General Development Policies* support a residential density of over 17 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: