

Petition 2020-144 by insert Hopper Communities

To Approve:

This petition is found to be **inconsistent** with the *Belmont Area Plan* (2003) with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to five dwelling units per acre (DUA).

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 request for urban residential zoning and the associated density at this site matches a nearby request adjacent to St. Paul's Baptist Church (2010-009 – 17 DUA).
- The requested district's density is similar to an immediately adjacent multi-family project at Pamlico Street (R-17 MF).
- The petition's commitment to enhanced architectural features for this project assists in achieving the Plan's urban design goal of "improving the physical and visual appearance of the Belmont area."
- The petition's commitment to sidewalk and planting strip improvements along the site's frontage aid in achieving the Plan's streetscape improvement goals on 16th Street.
- The petition is in alignment with the plan's Land Use and Development Goals and Objectives in that it attempts to preserve Belmont's single-family character while contributing to a mixed use area plan that will enhance the quality of life.

The approval of this petition will revise the adopted future land use as specified by the Belmont Area Plan from single family up to five DUA to residential uses up to 22 DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the *Belmont Area Plan* (2003) with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family uses up to five dwelling units per acre (DUA).

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: