



PLANNING BOARD RECOMMENDATION

PROJECT #: P24-17-RZO

MEETING DATE: April 11, 2024

PETITION REQUEST: Hope Creek Ln + Powell St - Standard Rezoning (R-15 to R-6)

APPLICANT/PETITIONER: Pascual Hernandez

PLANNING BOARD ACTION SUMMARY:

Staff gave a 15-minute presentation on the request - reviewing the guidance from the Comprehensive Plan as well as the criteria for considering a rezoning. The Planning Board asked questions pertaining to density, the most development that is likely to occur, access to sewer, and the impact of the floodplain. In total Planning Board considered this item for 35 minutes.

PUBLIC COMMENT:

One pre-submitted comments include the following:

Emanuel Acosta, 16 Partner Dr - wrote in opposition to the rezoning.

One person spoke via Zoom during the public hearing:

Ken Fitch, 1046 Patton St - brought up issues related to flooding, endangered species, restoring the natural stream network and impacts within the watershed.

DELIBERATION:

The Planning Board deliberated about the floodplain data, traffic impacts especially during flood events,

MOTION:

Peter Hanley moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The Goals & Strategies of LU-7 “High-Intensity Neighborhood” calls for primary recommended land uses which align with the proposed R-6 Zoning

REASONABLENESS STATEMENT:

[Rationale for Approval]

1. R-6 zoning aligns with and maintains the primary single-family character of the neighborhood
2. R-6 zoning allows for a more efficient use of land.
3. R-6 zoning is less dense than some existing land uses in proximity of the subject property.

BOARD ACTION

- **Motion/Second:** Hanley / Waters
- **Yeas:** J. Robertson (Chair), Hanley, Flores, Waters, Cromar, Y. Robinson, Whiting
- **Nays:** N/A
- **Absent:** Peacock, B. Robertson
- **Recused:** N/A