

Petition 2023-154 by UNC Capital LLC

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 place type for the site.

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 proposed age restricted development would provide an additional housing opportunity for this growing segment of our community.
- The site is adjacent to Neighborhood Center place type to the east across Youngblood Road.
- The petition would upgrade the streetscape along it's York Road frontage by providing 8' planting strip and 12' multi-use path where no sidewalk exists today.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - o 2: Neighborhood Diversity & Inclusion
 - o 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 place type to Neighborhood 2 place type for the site.

To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 place type for 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)