

Petition 2022-179 by Coral Reef Investment Properties, LLC

To Approve:

This petition is found to be insert **consistent** and **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 2; and
- The *2040 Policy Map* recommends Commercial.

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:

- With close proximity to major transportation corridors and commercial areas that could service residents, this site is an appropriate location for denser residential development and is well positioned in an area that is developing with a mix of residential and commercial uses, just east of industrially zoned areas.
- The proposal aligns with uses supported in the Neighborhood 2 Place Type and commits to provide 12 workforce housing units offered at 80% to 90% of the Area's Median Income (AMI) with no specified term duration.
- A sizeable portion of the site would be reserved for open space, amounting to approximately 2.414 acres.
- This petition would improve the streetscape and mobility of the area with installation of larger planting strips and sidewalks along all street frontages as well as an ADA compliant bus stop at the corner of Pressley Road and Charlotte Park Drive.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

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

To Deny:

This petition is found to be insert **consistent** and **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 2; and
- The *2040 Policy Map* recommends Commercial.

However, 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: