

## Petition 2022-183 by Blu South 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 map recommends Manufacturing & Logistics place type.

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 Manufacturing & Logistics place type recommendation is reflective of the current conditional zoning for the site approved in 1994, however the site was never developed.
- Industrial uses would be inappropriate for the site as it is surrounded by residential uses and the only vehicular access is through residential communities Blu South development to the north and Sterling neighborhood to the east.
- The proposed residential development and Neighborhood 2 place type is compatible with adjacent existing residential uses.
- The proposal limits the maximum number of duplex units to 58 and maximum attached townhome units to 128, for a total of 186 units on the 32.42 acre parcel resulting in a density of 5.73 units per acre.
- Much of the adjacent zoning to the east is R-8(CD) and N-1D which allows and is developed with similar residential development and density and the UR-2(CD) zoning to the north is being developed with duplex dwellings and townhomes.
- The proposal connects to Blu Central Rd, Ervin Ln, and Howell Station Rd. providing route additional route options out to Westinghouse Bv.
- The proposal provides additional housing options to the area and is within a ½ walk of the I-485/South Bv transit station located east of the site, accessed via sidewalks south of Sterling Elementary School.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Manufacturing & Logistics 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 map recommends Manufacturing & Logistics place type.

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:

2<sup>ND</sup>:

#### Vote:

#### Dissenting:

#### Recused: