

Petition 2023-094 by Josh Jolley

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* (2022) recommends the Neighborhood 1 Place Type for this 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:

- This petition proposes to add to the variety of housing options in the area.
- The proposed moderate density residential uses would help to align this site with the surrounding entitlements and Place Type recommendations for the area.
- The proposed site would be well served by the Community Activity Center and Campus Place Types within a ½ mile of the site contributing to the Comprehensive Plan goal of 10-minute neighborhoods.
- The petition proposes to provide an 8-foot wide planting strip and 8-foot wide multi-use path along the site's frontage on Johnston Oehler Road as well as proposed internal pedestrian infrastructure.
- The proposed residential community of 45 units would be well served by the existing bus line that runs along Johnston Oehler Road with a stop directly adjacent to the site.
- This petition proposes a future private street connection from the site to the adjacent property East of the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the 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* (2022) recommends the Neighborhood 1 Place Type for this site.

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)