

## Petition 2023-007 by Laurel Oak Farm, 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* (2022) recommendation for the Neighborhood 1 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:

- This petition is appropriate and compatible for the location as it provides for expansion of an established neighborhood scale service use with conditions that help integrate the use into the surrounding residential context.
- The petition provides streetscape improvements, including sidewalk, planting strip, and a new turn lane for Youngblood Road to help mitigate traffic.
- The petition provides landscaping and buffers along property lines abutting development zoned N1-A to better integrate the development into the surrounding neighborhood.
- The petition provides a cap on the gross floor area of the development and sets a height limit on structures to conform architecturally with the residential character of the area.
- The petition provides sound walls for outdoor dog runs to help mitigate noise from the pets.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 8: Diverse & Resilient Economic Opportunity

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 Commercial Place Type for the site.

### To Deny:

This petition is found to be **consistent** 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) recommendation for the Community Activity Center 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:**