

Petition 2024-115 by The Vue at Honeywood AM, LLC

To Approve:

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)* recommends the Neighborhood 2 Place Type.

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:

- The petition is a site plan amendment to a previously approve conditional rezoning plan, 2021-016, requesting to reduce the permitted number of principal structures, increase the proposed height, and add an accessory amenity building to the site.
- The site plan amendment would not increase the number of dwelling units permitted under the previously approved conditional rezoning plan.
- The site is designated as the Neighborhood 2 Place Type by the *2040 Policy Map*. The Neighborhood 2 Place Type is characterized by low- to mid-rise multi-family buildings.
- The site is served by the CATS number 3 local bus providing service to the 36th Street Lynx Blue Line Station and the Albemarle and Lawyers Road Park and Ride.

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)* recommends the Neighborhood 2 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)