

## Petition 2022-125 by Blue Heel Development

### 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* recommends Neighborhood 1 Place Type for the 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:

- The proposed development will provide more housing options in the form of single family attached dwellings on the edge of a neighborhood of predominately single family detached dwellings.
- The existing B-2 zoning on a portion of the site could result in less compatible development outcomes than the proposed single family attached dwellings. B-2 zoning permits multifamily housing in addition to commercial uses.
- The proposed density of 5 dwelling units per acre is consistent with the existing R-5 zoning for a portion of the site.
- The petition will improve mobility in the neighborhood by connecting two streets and providing a multi-use path connection to another in addition to 8' planting strip and 6' sidewalk along the new public streets.
- The petition would allow the site to be developed while preserving more than three acres encumbered by wetlands and stream buffers as open space.
- The site is less than ½ mile from retail, services, and transit facilities along Freedom Drive.
- 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
  - 9: Retain Our Identity & Charm

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

Therefore, 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: