

## Petition 2024-046 by Lennar Carolinas, 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 1 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:

- This proposal provides a combination of duplex and triplex dwellings that would increase the middle density housing options in an area.
- The surrounding area is rural with a growing number of single-family subdivisions. The proposed development is consistent with the changing character of the area as well as the *2040 Policy Map* designation of Neighborhood 1 Place Type.
- Moderate densification is appropriate along this corridor as Beatties Ford Road is considered an arterial street and the proposed extension of Fred D. Alexander Blvd bisects the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

### 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 1 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)