

Petition 2022-157 by Leon & Jennifer Chisolm

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.

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 proposes to add to the variety of housing options in the area.
- The petition is an appropriate infill development between two established single-family neighborhoods, proposing single family attached dwelling units of mostly 3-unit buildings and two 4-unit buildings.
- The petitioner commits to constructing an 8-foot-wide planting strip and 8-foot-wide sidewalk along the Site's frontage of Galloway Road.
- The petitioner proposes a possible future street stub connection.
- The petitioner commits to a minimum of 10,500 square feet of usable common open space areas, to be amenitized with benches, enhanced landscaping, or other similar amenities.
- The petition proposes a 15-foot class C buffer with fence in the eastern and western sides of the property to provide sensitivity to the adjacent single-family housing.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities.

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.

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)

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.

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: