

## Petition 2023-134 by Park South Townhome Community, 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) calls for Neighborhood 1.

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 triplexes and a quadraplex, helping create missing middle density housing in an area that has an established mix of residential product types from single family detached to multi-family attached all in the direct vicinity of the subject site.
- The majority of uses along the west side of Park South Drive are single family in nature. The triplexes and quadraplex proposed in this rezoning are consistent with the existing single family character of the area as well as the *Policy Map* designation of Neighborhood 1 at this site.
- Moderate densification is appropriate along this corridor and future residents would be able to access the CATS bus system with a stop located at the site's northeastern edge. The petitioner also commits to upgrade the bus stop to be ADA compliant.
- Future residents would be able to access goods and services along Fairview Road, less than a ½-mile walk from the site.
- The rezoning plan commits to install a Class C Landscape Yard around the perimeter of the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility

### 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) calls for Neighborhood 1.

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)