

## Petition 2024-056 by Vivo Investments LLC

### 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 Commercial place type.

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 petition would provide an additional housing option in an area identified by the *2040 Comprehensive Plan* as having insufficient housing.
- The proposed Neighborhood 2 zoning and place type would provide an appropriate transition from the Commercial place type to the east along S Tryon Street and the Neighborhood 1 place type to the south and west along Yorkmont Road.
- The petition would reserve 10% of the multi-family units for households earning 80% or less of the Area Median Income for a period of 20 years.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Commercial place type to 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 Commercial place type.

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)