

Petition 2022-090 by Harris and Rocky 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* recommends the Neighborhood 2 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 multi-family residential uses at approximately 22 units per acre, which is consistent with the Neighborhood 2 place type.
- The petition adds to the variety of housing options in the area.
- The petition is compatible with the existing Neighborhood and the Commercial place type uses adjacent to the site.
- The petition's commitment to a 12-foot multi-use path and an eight-foot planting strip along West W.T. Harris Boulevard helps to create a more pedestrian friendly environment, which is envisioned as a characteristic of the Neighborhood 2 place type.
- The typical building height within the Neighborhood 2 place type is no more than five stories. The petition limits building height to 50 feet.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

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* recommends the Neighborhood 2 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)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: