

## Petition 2024-095 by Tryon Advisors, 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 petition is appropriate and compatible as the site is within an area designated by the *2040 Policy Map* for the Neighborhood 1 Place Type.
- The site is abutting several wooded parcels that are part of the US Nation Whitewater Center facility zoned MX-3(INNOV) (mixed use, innovative).
- The Cottage Court Overlay District allows for a reduction in minimum lots size and reduced setbacks to permit the development of small residential communities that are structured around common open space designed in a cohesive manner that are to be shared by all residents.
- The petition could help facilitate the goal of providing a variety of housing types within an area where single-family dwellings are the predominate housing type.
- The development pattern prescribed by the Neighborhood 1 Place Type and permitted by the Cottage Court Overlay zoning district is consistent with the character of this area.
- 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)