

Petition 2022-116 by Carmel Hills, Inc.

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)* recommendation for the Campus 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 with the Campus Place Type as it allows for the renovation and expansion of an existing senior living facility while maintaining buffers and landscaping that helps to integrate the facility into the single-family residential character of the area.
- Approval of this petition would result in zoning that is better aligned to the Campus Place Type than the existing Neighborhood 1 zoning district.
- The facility has easy access to the future Colony Road urban trail that, when complete, will connect the Four Mile Creek, Briar Creek, and future McAlpine extension greenways.
- The facility is located within a ¼-mile walk of the CATS 62X express commuter bus.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All

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)* recommendation for the Campus 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)