

## Petition 2022-084 by Mission Properties

### 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* (2022) recommends the Neighborhood 1 Place Type for this site.

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:

- (To be explained by the Zoning Committee)

### 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* (2022) recommends the Neighborhood 1 Place Type for this site.

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:

- This petition is inconsistent with the Neighborhood 1 place type recommendation for single family uses, duplexes and triplexes.
- The land use proposed in this petition is inconsistent with that of the development in the surrounding area.
- This site lacks the accessibility and connectivity to serve a development of this density. There is no public transportation accessible to the site, and the site is not in close proximity to existing or proposed activity centers.
- The petition does propose some transportation improvements, such as turn lanes and a multi-use path, but the proposed density at this site lacks the connectivity and accessibility for residents to benefit from those improvements.
- This site is located at the intersection of Interstate 85 and Interstate 485 however it does not have access to either.
- The greatest density of housing in this Place Type is typically located within ½ mile walk of a Neighborhood Center, Community Activity Center, or Regional Activity Center and is located on an arterial, with a high frequency bus or streetcar route. This proposal does not meet any of the criteria.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

### Motion:

#### Approve or Deny

#### Maker:

2<sup>ND</sup>:

#### Vote:

#### Dissenting:

#### Recused: