

## Petition 2022-198 by Ardent Acquisitions, 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 Neighborhood 1 place type for the 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:

- The proposed single family attached dwellings would diversify the housing options along this segment of S Tryon Street.
- Six of the ten buildings proposed contain no more than three units per building, which is consistent with the character of the Neighborhood 1 place type.
- The majority of the units are rear loaded and the setback for the units facing S Tryon Street is comparable to that of the single family detached dwellings to the south of the site.
- The petition will improve multimodal mobility in the S Tryon corridor by constructing a 12' multi-use path along the site's frontage.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All
  - 5: Safe & Equitable Mobility

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)* from Neighborhood 1 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 Neighborhood 1 place type for the site.

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)

**Motion:**

**Approve or Deny**

**Maker:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**