

## Petition 2023-037 by Shinnville Ridge Partners LLC/Courtney Sloan

### 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 the N1 (neighborhood 1) Place Type.

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:

- While inconsistent with the Neighborhood 1 Place Type, the project provides a housing type that can help facilitate the goal of housing variety.
- A petition for single family attached housing (townhomes) is consistent with the variety of housing types in the immediate area.
- The site is surrounded by a mix of single-family neighborhoods, multi-family, condominiums, and townhomes.
- The petition proposes a 12-foot multi-use path and eight-foot-wide planting strip along Fairview Road.
- An existing bus shelter directly south on the opposite side of Fairview Road services Bus 19.
- The petition proposes a left-turn lane into the site from Fairview Road.
- A petition for residential uses, versus retail or mixed-use, helps to preserve the existing residential character of the area. This goal is important given the site's close proximity to the SouthPark area.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10- Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 7: Integrated Natural & Built Environments
  - 9: Retain Our Identity & Charm

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from current Neighborhood 1 Place Type to new recommended 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 the N1 (neighborhood 1) Place Type.

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)