

Petition 2023-024 by Childress Klein Properties

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1, Campus, and Manufacturing & Logistics Place Types with a portion of the site **consistent** with the recommendation for the Neighborhood 1 Place Type based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Neighborhood 1, Campus, and Manufacturing & Logistics Place Types 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:

- The proposed uses of this petition would increase the variety of housing options in the area.
- This petition also proposes to support the goal of economic opportunity set out by the Comprehensive Plan through the development of warehouse, distribution, and other industrial uses on a portion of the site.
- The petition proposes to better align the area with the vision of the 2040 Policy Map. The plan proposes the concentrating of manufacturing uses with adjacent sites designated for Manufacturing and Logistics. Additionally, the proposed residential uses align the area with the adjacent, existing residential sites.
- This petition proposes to contribute streetscape improvements including a 12-foot multi-use path and 8-foot planting strip on its frontage along Ridge Road.
- Additionally, the petition proposes the construction of an internal network of public roads with pedestrian connections for tenants and streetscape elements of planting strips, sidewalks, and multi-use paths.
- The petition proposes 75-foot and 100-foot buffers between the site and adjacent properties providing sensitivity from manufacturing uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1, Campus, and Manufacturing & Logistics Place Types to the Neighborhood 1 and Manufacturing & Logistics Place Types for the site.

To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1, Campus, and Manufacturing & Logistics Place Types with a portion of the site **consistent** with the recommendation for the Neighborhood 1 Place Type based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Neighborhood 1, Campus, and Manufacturing & Logistics Place Types 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:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: