

Petition 2024-114 by DreamKey Partners

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 Campus 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 petition proposes the development of 53 attached multi-family units, a use that is consistent with the existing and future multi-family attached developments that surround the site to the north and west.
- The proposal would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan* with an allowance for additional residential density and diversity of product types for the area.
- A buffer against the abutting single family homes is required along the rezoning's southern boundary with a ten-foot Class C Landscape Yard. The petitioner commits to also providing a six-foot fence for additional screening which is not required by the ordinance.
- Preferred architectural standards are provided in the conditional notes of this plan to facilitate an urban design that is compatible with both the single family and multi-family areas along the rezoning's edges.
- Residents at this site and the neighboring developments will have increased access to Statesville Road via an extension of Debut Street. This road and correlated pedestrian infrastructure will significantly improve the connection to the existing bus stop along Statesville Road, just east of the site.
- Although the petition is inconsistent with the *2040 Policy Map's* recommendation for the Campus Place Type, there are no existing Campus uses at this site or the surrounding parcels also designated for Campus. The Neighborhood 2 development proposed is a more appropriate use for the property.
- 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 Campus to Neighborhood 2 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 Campus 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)