

Petition 2022-199 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:

- This petition proposes to add to the variety of housing options in the area.
- This petition is appropriate and compatible with the approved multi-family entitlements in the area, specifically across from the site on North Tryon.
- This petition would also be well served by the commercial centers located on either side of the site on North Tryon.
- The petitioner commits to providing a minimum of 12,000 square feet of amenitized areas and/or open space throughout the site.
- The petition commits to streetscape improvements along North Tryon Street to include a 12-foot multi-use path and 8-foot planting strip.
- The petition commits to providing a 50-foot class C buffer adjacent to single family zoned properties.
- The petition proposes to connect all units to public sidewalks with walkway connections.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments.

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.

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:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: