

Petition 2022-191 by Red Cedar Capital 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 Neighborhood 1 Place Type.

However, we find this petition 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 (quadraplexes) will add a variety of housing in the area, while remaining compatible with the character of the surrounding area.
- The petition proposes street improvements along Plott Road, including a six-foot sidewalk and eight-foot planting strip.
- The petition limits building height to 40 feet, which is consistent with the recommended three to four stories in the Neighborhood 1 Place Type.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 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 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* recommends the 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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: