

Petition 2023-120 by Ascent Real Estate Capital, LLC

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 for a portion of the site and Neighborhood 2 Place Type for the remaining acreage.

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:

- A portion of the petition is recommended for the Neighborhood 2 place type. Parcels directly east, west, and north of the rezoning site are recommended for the Neighborhood 2 place type.
- The petition has been converted to a conditional request that commits to limiting the building height and construction of an ADA compliant bus waiting pad along the site's frontage of Central Avenue.
- The N2-C zoning district is intended for the development of multi-family dwellings in an urban environment with smaller setbacks and incorporation of build-to zones.
- CATS Local Bus Routes #9 and #17 run along Central Avenue.
- The rezoning site is located approximately 130 feet from the proposed Derby Acres stop and approximately .22 mile from the proposed Lansdale Dr/Rosehaven Dr stop on the LYNX Gold Line.
- A Class B landscape yard is required along property lines abutting single-family, duplex, triplex, or quadraplex dwellings.
- The rezoning site has frontage along Central Avenue, a major arterial road.
- This petition allows for housing opportunity within ½ mile of a Neighborhood Activity Center.
- This petition allows for a diversity of housing options in an area that identifies access to housing opportunity as a priority.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, for a portion of the site from current recommended Neighborhood 1 Place Type to 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 for a portion of the site and Neighborhood 2 Place Type for the remaining acreage.

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)