

Petition 2022-029 by Wade Miller – Skyline Townes LLC

To Approve:

This petition is found to be **consistent** and **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 2 Place Type and **inconsistent** with the recommendation for Parks and Preserves.

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:

- Neighborhood 2 places are higher density housing areas that provide a variety of housing types alongside neighborhood-serving shops and services.
- The petition's proposed amendments do not alter the uses from those approved in petition 2020-105 (residential, retail, and/or office).
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments, and
 - 9: Retain Our Identity & Charm

The approval of this petition will revise the recommended place type for a portion of the site as specified by the 2040 Policy Map, from Parks and Preserves to Neighborhood 2 for the site.

To Deny:

This petition is found to be **consistent** and **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The petition is consistent with the 2040 Policy Map recommendation for the Neighborhood 2 Place Type and inconsistent with the recommendation for Parks and Preserves.

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)