

Petition 2022-091 by Tim Pratt, Copper Builders, LLC

To Approve:

This petition is found to be **consistent** 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 Neighborhood 2 for the site.

Therefore, 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:

- Nestled in the canopied roads of the Myers Park neighborhood, this site helps provide a mixture of housing types in the area which is characterized by single family and low-rise multi-family building forms among significant stands of mature trees. Both the current development and the proposed townhome-style development are consistent with the Neighborhood 2 Place Type.
- The petition commits to provide landscape screening and a 6' wooden fence along all adjacent property boundaries.
- The proposal for 21 units over the existing 18 units is a modest increase in unit density on the site from 11.39 dwelling units per acre (DUA) to 13.29 DUA.
- The general site and building design has been modified to meander around existing canopy where possible and preserve some of the site's more mature trees. The petitioner has also provided conditional notes reflecting best management practices and guidelines for canopy preservation.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

To Deny:

This petition is found to be **consistent** 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 Neighborhood 2 for the 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: