

Petition 2022-194 by RC Ventures, 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 (2022)* recommendation for the Neighborhood 2 Place Type.

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 is appropriate and compatible with the adjacent commercial development along Beatties Ford Road and the adjacent residential neighborhoods to the east due to the small size of the site and the potential for providing additional housing types, neighborhood scale commercial space, access to goods and services, dining, entertainment designed in a walkable manner prescribed by the TOD-NC district.
- The site is located within 1/8-mile walking distance of the planned Montana Drive City Lynx Gold Line Streetcar Station and within a 1/2-mile of the planned Rosa Parks Place City Lynx Gold Line Streetcar Station.
- The TOD-NC district may be applied to parcels within a 1/4-mile walking distance of an adopted and funded streetcar stop. However, the Gold Line phase 3 extension is not yet funded.
- TOD standards include requirements for enhanced streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- The site is served by the number 7 and 26 CATS local buses and is located within 1/2-mile of the Rosa Parks Community Transit Center offering additional service to the number 18 crosstown bus.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

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)* recommendation for the Neighborhood 2 Type.

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: