

Petition 2024-071 by The Drakeford Company

To Approve:

Most of the petition (parcel 1051221) is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1. The NS (neighborhood services, parcel 10501229) portion is **consistent** with the *2040 Policy Map* recommendation for Neighborhood Center.

- The *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type and the Neighborhood Center Place Type for this 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:

- The petition has the following preferred adjacencies Neighborhood 1, Parks and Preserves, and Neighborhood Center.
- Access to housing opportunity is the highest priority need in this area according to the EGF Community Reports. Subject Property IS within Access to Housing Opportunity Gap.
- The petition is within 1/2 mile walkshed of major trail access point.
- The petition is 1/4 or 1/2 mile of Activity Centers.
- Petition proposes to increase the number of middle density housing options in transition areas between low intensity neighborhoods and higher intensity Place Types.
- 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*, from Neighborhood 1 Place Type and Neighborhood Center Place Type to Neighborhood 2 Place Type for the site.

To Deny:

Most of the petition (parcel 1051221) is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1. The NS (neighborhood services, parcel 10501229) portion is **consistent** with the *2040 Policy Map* recommendation for Neighborhood Center.

- The *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type and the Neighborhood Center Place Type for this 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)