

## Petition 2024-045 by Drakeford Communities

### 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* calls for Neighborhood 1.

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:

- The Shannon Park neighborhood is comprised of single family and multi-family residential areas with commercial nodes interspersed throughout that provide amenities to surrounding residents. This proposal would change the recommended Place Type from Neighborhood 1 to Neighborhood 2 for this property. This *Policy Map* revision is supported by the site's frontage along a state-maintained arterial road, adjacency to existing multi-family developments, proximity to goods and services, and access to multi-modal transit options.
- This proposal would allow uses that are similar in intensity to what is entitled along the northern side of The Plaza, under N2-B and R-9MF(CD) zoning districts.
- Less than a mile from the site in both the east and west directions are areas in the Neighborhood Center Place Type. Within those two Neighborhood Centers are retail, restaurant, and service uses among other neighborhood commercial establishments. These Centers help to support densification in abutting neighborhoods as future residents will be able to easily access amenities within a short walk, bike ride, or transit trip.
- Along the site's frontage is an existing bus stop which the petitioner commits to upgrade to an ADA-compliant bus stop. Alternative transit options are also facilitated in this rezoning with a proposed buffered bike lane as well as expanded and improved sidewalk networks. These pedestrian-oriented mobility options will aid transit connections for future residents in the proposal itself as well as the surrounding neighbors.
- Directly east and west of the rezoning boundary along the south side of The Plaza are single family homes that should be adequately buffered and taken into consideration when new infill development is proposed. The petitioner will provide a 25-foot landscape yard around the perimeter of the site as well as a 60-foot greenway easement along the western boundary. The landscape yard will have prescribed planting standards which will help screen the proposed multi-family uses from the established single family homes. The petition also proposes a maximum building height that matches what is permitted in the abutting N1-B zoning district along the eastern and western rezoning boundaries.
- This petition provides a connection to the existing Plaza Meadow Drive stub on the rezoning's eastern boundary.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to Neighborhood 2 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* calls for Neighborhood 1.

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)