

## Petition 2022-219 by Scott Allred

### 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 map recommends Neighborhood 1 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:

- The petition provides additional housing types and options to the area.
- The petition limits the total number of units to 60, a density of 4.6 units per acre.
- Despite being inconsistent with the recommended place type, the proposed low density, attached residential design provides a compatible transition from the adjacent single family residential west of the site to the commercial uses to the east.
- There are existing wetlands and an existing pond on the site. The lower density and attached dwelling unit building design allow for preservation of those environmental features.
- The proposal constructs a new public street stubbed to the rezoning boundary to facilitate future connectivity.
- All the units are accessed from private alleys so that no units have individual driveways onto the new public street.
- The site is accessed from Albemarle Road a major thoroughfare.
- The petition constructs an 8 ft planting strip and 12 ft multi-use path along the Albemarle Road frontage.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 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 Place Type to Neighborhood 2 Place Type 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 map recommends Neighborhood 1 place type.

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)

### Motion:

### Approve or Deny

### Maker:

### 2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: