

## Petition 2022-022 by Moflehi Bowman, 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) recommends the 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 adds to the variety of housing options in the area.
- While the petition is inconsistent with the Neighborhood 1 place type, it is consistent with the residential recommendation.
- The petition is compatible with the existing residential uses and the Neighborhood 1 place type uses adjacent to the site.
- This petition proposes a 32-foot type C buffer between the site and the adjacent single-family neighborhood.
- The petition commits to enhanced building design features such as usable porches and/or stoops when possible.
- The petition commits to a 6-foot sidewalk and 8-foot planting strip on all public streets.
- The petition also proposes transportation improvements on Reames Road by way of a buffered bike lane.
- The petition commits to providing a sidewalk and a crosswalk network that links all the principal buildings on the site.
- 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

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 *2040 Policy Map* (2022) recommends the Neighborhood 1 Place 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:**

**2<sup>nd</sup>:**

**Vote:**

**Dissenting:**

**Recused:**