

## Petition 2024-090 by Charter Properties, Inc.

### To Approve:

This petition is found to be **consistent and 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 Commercial and Neighborhood 2 Place Types for this site.
- It is inconsistent for a small portion of the site where the zoning designation indicates CG (General Commercial), but the map shows N2 (Neighborhood 2).

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 site is designated as both the Neighborhood 2 and Commercial Place Types by the *2040 Policy Map*.
- The petition proposes 30,000 square feet of specified commercial uses that would expand access to essential services, amenities, and services for the surrounding community and the included residential development.
- The petition proposes a diversity of housing options by providing a mix of housing types such as quadraplexes, multi-family attached, multi-family stacked and age restricted units.
- The petition proposes to include a maximum of 80 residential units in a multi-family stacked style that will be age restricted and income-restricted at 80% AMI for no less than 15 years.
- The petition provides a large 75-foot Class B landscape yard along portions of the site's western and northern boundary lines next to single family residential lots.
- The site is located on CATS bus route 59.
- The petition provides provisions for an existing cemetery on the site.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Commercial Place Type to the Neighborhood 2 Place Type for a portion of the site.

### To Deny:

This petition is found to be **consistent and 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 Commercial and Neighborhood 2 Place Types for this site.
- It is inconsistent for a small portion of the site where the zoning designation indicates CG (General Commercial), but the map shows N2 (Neighborhood 2).

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)