

Petition 2021-198 by Nest Home Communities 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 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 proposal is for an infill parcel fronting on Providence Rd, a major thoroughfare.
- Other similar situated and sized parcels along Providence Rd. have been rezoned to allow townhomes.
- The site and proposed N2 place type provides a transition from the institutional uses to the north and east and to the single family development to the south and west.
- The previous rezoning from 2007 was indefinitely deferred due to concerns from NCDOT, Temple Israel and the Jewish Center regarding the proposed driveway location at the traffic signal. This rezoning resolves the concern by locating a right-in/right-out driveway at the northern edge of the site.
- There is bus service and bus stop for Route 14 adjacent to the site, along Providence Rd.
- The petition installs a 12 ft wide multi-use path along Providence Rd.
- The plan limits the building height to 40 ft, same as single family zoning.
- The plan provides a 10 ft wide buffer around the perimeter of the site providing screening between the development and the neighboring uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) 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 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:

2ND:

Vote:

Dissenting:

Recused: