

Petition 2023-089 by True Homes, 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 Regional Activity Center Place Type for this site.

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:

- This petition proposes to add to the variety of housing options in the area.
- Though inconsistent with the *2040 Policy Map*, the proposed uses align with the multi-family and mixed-use sites in the area.
- The proposed site is within a ¼ mile walk, bike or transit of a Regional Activity Center that would support the proposed residential uses.
- The petition proposes streetscape improvements along its frontage on Point Woods Drive including an 8-foot sidewalk and 8-foot planting strip.
- The proposed site would be well supported by bus transit with a CATS bus stop less than ¼ mile from the site.
- 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 the Regional Activity Center 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 Regional Activity Center Place Type for this site.

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)