

## Petition 2024-072 by The Drakeford Community

### To Approve:

This petition is found to be **both 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* recommends Neighborhood 1 and Campus Place Types for the site.
- The petition is consistent with the policy map for the portion of the site proposed for N1-D(CD) and within the Neighborhood 1 Place Type.
- The petition is inconsistent with the policy map for the portion of site proposed for N1-D(CD) and within the Campus Place Type.
- The petition is inconsistent with the policy map for the portion of the site proposed for MX-1 (INNOV) SPA and within the Neighborhood 1 Place Type.

Therefore, 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 proposes to maintain the key elements of a previously approved plan while allowing for more units on additional acreage.
- A portion of the site lies within a housing gap. The petition proposes a mix of single-family attached and single-family detached dwellings, which will broaden the housing options in this area of the city.
- Upon sale of a city owned property, the petition commits to providing two affordable units in the first phase of the development.
- The proposed moderate density residential would provide an appropriate transition from the multifamily residential and institutional uses to the east of the site and single-family detached residential to the west.
- Planning staff requests that the properties at the end of Johnnette Drive be limited to single-family detached and/or duplex only. Johnnette Drive is as narrow as 17' in places and can only support limited new development.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 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 Neighborhood 1 and Campus place types to Neighborhood 1 and Neighborhood 2 place types for the site.

### To Deny:

This petition is found to be **both 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* recommends Neighborhood 1 and Campus Place Types for the site.
- The petition is consistent with the policy map for the portion of the site proposed for N1-D(CD) and within the Neighborhood 1 Place Type.
- The petition is inconsistent with the policy map for the portion of site proposed for

N1-D(CD) and within the Campus Place Type.

- The petition is inconsistent with the policy map for the portion of the site proposed for MX-1 (INNOV) SPA and within 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)