

Petition 2022-140 by F.A. Bartlett Tree Expert Company

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* recommends Neighborhood 1.

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 site is located outside of City Limits near the South Carolina border along the west side of Zoar Road. Just along the east side of Zoar Road and bound by Younglood and Hamilton Roads is the expansive F.A. Bartlett Research Laboratories and Arboretum. Aside from the open space and research uses, this area is largely populated with single family residential development. The site itself has operated with institutional and residential uses.
- The petition would allow for the reuse of the existing structures to support the F.A. Bartlett's research, educational, dormitory, and office uses. No new structures would be built on the site, maintaining the current contextual sensitivity to the adjacent residential neighborhoods.
- The single family detached home on the site would operate as dormitory for visiting professors, interns, and other guests as specified in the conditional notes. Subsequently, this portion of the site would continue with uses that are compatible with the abutting single family homes.
- The proposal includes a buffer along the site's southern and western boundaries against residential development.
- The current recommended Neighborhood 1 Place Type is reflective of the R-3 zoning although a majority of the site has historically hosted institutional uses. The application of the Campus Place Type here is appropriate given the uses outlined in the proposal itself as well as the neighboring uses at the F.A. Bartlett Research Laboratories and Arboretum.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 7: Integrated Natural & Built Environments
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to Campus 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* recommends Neighborhood 1.

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: