

Petition 2024-074 by Merancas Holdings, 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* calls for 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:

- Located near the southern edges of the Ballantyne neighborhood, this site is surrounded by densifying development characterized primarily by multi-family residential areas with access to goods and services half a mile away along Johnston Road.
- Although inconsistent with the recommendation for the Neighborhood 1 Place Type, this parcel is adjacent to established and future multi-family stacked and multi-family attached uses along all sides. Additionally, it is situated in an area where it is appropriate to permit more intense residential product types given the proximity to neighborhood servicing commercial areas to the northeast, its frontage along a state-maintained major arterial road, and its location as a corner lot that is not among single family homes.
- A conditional petition is not necessary for this request because it is a small application of the N2-A district on a lot that is less than two acres. This rezoning will allow for a development pattern that is consistent with neighboring properties.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, 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 *2040 Policy Map* calls for 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)