

Petition 2024-127 by Wood Partners

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 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:

- This petition is appropriate and compatible with the surrounding uses and context of the area as it increases the variety of housing types in the area.
- The site is immediately adjacent to a Community Activity Center Place Type providing direct pedestrian and vehicular access to amenities, goods, and services. In addition, the site proposes up to 25,000 square-feet of commercial uses in the NC portion of the site.
- Access to housing is a priority need in this area according to the Equitable Growth Framework Community Reports. The petition proposes 395 residential units.
- The site is within the Prosperity Village CNIP (Comprehensive Neighborhood Improvement Program) which will improve Prosperity Church Road between Old Ridge Road and Benfield Road to provide curb & gutter, sidewalk, storm drainage, bicycle lanes, on-street parking, and install a roundabout at Prosperity Church Road and Prosperity Ridge Road.
- The petition commits to a workforce housing program so that no fewer than 5% of the total residential units within Development Area 2 on the site, for a period of not less than 15 years, maintains monthly rents or sale prices that are income restricted for households earning 80% or less of the area median income.
- The petition serves as a transition between lower density residential development and the higher density, mixed-use Prosperity Village area to the south. The petition provides a well-connected street network providing multiple route options to better accommodate walking and cycling.
- The site is within ¼ mile walk of the 52X bus stop, providing transit options for current and future residents in the area.
- 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 the Neighborhood 1 Place Type to the Neighborhood 2 and the Neighborhood Center Place Types 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 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)