

Petition 2022-018 by MCRT SFR Investments, LLC

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends 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:

- The petition adds to the variety of housing options in the area.
- The petition is compatible with the existing residential uses and the Campus place type uses adjacent to the site.
- The petition proposes 268 units at less than 4 units per acre, which is compatible with the surrounding Neighborhood 1 place type.
- The existing environmental features, including tributaries, wetlands, and streams, serve as a natural buffer between the existing single-family neighborhoods to the south of the site.
- The petition commits to enhanced building design features such as usable porches and/or stoops when possible.
- The petition commits to providing a sidewalk and a crosswalk network that links all the principal buildings on the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated & Natural Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 recommended Place Type to the Neighborhood 2 Place Type for the site.

To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends 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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: