

Petition 2022-045 By DreamKey Partners

To Approve:

This petition is found to be **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 for Development Area C; and
- The *2040 Policy Map* recommends Campus for a majority of the site.

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 could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments
- This petition proposes a mixed-income community that commits to providing a variety of housing types at up to 80% AMI with at least a portion of the units being age-restricted.
- This site is adjacent to Neighborhood 1 areas along the north side of Wheatley Avenue and east side of Ellington Street. Although inconsistent with the adopted Place Type, the Neighborhood 2 uses proposed in this petition would be appropriate against the established Neighborhood 1, low-density areas. Additionally, the proposed development along Ellington St. and in Development Area C, which are the only areas with adjacency to existing single family detached homes, will be a mixture of single family attached and detached units. The multi-family buildings proposed in Development Area A are not adjacent to any existing single family uses.
- Included in the conditions of the rezoning is a commitment to dedicate and convey a 30' easement to MCPR for a pedestrian bike trail that will connect to Wheatley Ave. This facilitates future potential connections to Grier Heights Park and Randolph Road.
- The proposal includes ample useable common open space areas throughout the site, with a separate amenity space for the age-restricted multi-family building.

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

To Deny:

This petition is found to be **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 for Development Area C; and
- The *2040 Policy Map* recommends Campus for a majority of the site.

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: