

## **Petition 2022-055 by Elmington Capital Group**

### **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 Commercial place type for 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 proposed multifamily and single family attached residential uses are an appropriate transition from single family detached residential to the south and west and the commercial and institutional uses to the north.
- The proposed development will provide more housing options on the edge of a neighborhood of predominately single family detached dwellings.
- The site is in close proximity to CATS bus stops, retail, public schools, and will have a direct trail connection to Camp Greene Park.
- The petition proposes to extend and construct to streets to city standards while providing an 8' buffered bike lane, 8' planting strip, and 8' sidewalk along the site's Alleghany St frontage.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

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

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**