

Petition 2021-083 by MQC1, LLC

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* recommended Neighborhood Center Place Type for the parcels along Statesville Avenue, but **inconsistent** with the recommended Neighborhood 1 Place Type for the parcels along Arden Street, Kohler Avenue and Lomond Avenue 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 Center place type for the parcels along Statesville Avenue but recommends Neighborhood 1 place type for the parcels along Arden Street, Kohler Avenue, and Lomond Avenue.

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 creates a good transition by buffering the more intense uses and building form along Statesville Ave from the established single-family neighborhood.
- This petition complements the growing development in the Statesville Corridor.
- This petition will contribute to housing access and variety along the Statesville Corridor.
- This petition is sensitive to the adjacent single-family neighborhood as building heights on parcels "B" and "C" limited to 48-feet.
- The petition commits to enhancing the streetscape environment by providing an 8-foot planting strip and 8-foot sidewalk along Statesville Avenue, Kohler Avenue, and Arden Street, and an 8-foot planting strip and 6-foot sidewalk along Lomond Avenue.
- 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

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 Neighborhood Center Place Type for a portion of the site.

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* recommended Neighborhood Center Place Type for the parcels along Statesville Avenue, but **inconsistent** with the recommended Neighborhood 1 Place Type for the parcels along Arden Street, Kohler Avenue and Lomond Avenue 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 Center place type for the parcels along Statesville Avenue but recommends Neighborhood 1 place type for the parcels along Arden Street, Kohler Avenue, and Lomond Avenue.

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: