

Petition 2022-065 by Griffin Family Investments

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 for this 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:

- This petition contributes to the variety of housing options and availability in the area.
- The proposed development is well served by the activity center to the south.
- The petition commits to building the 0.10-acre pocket parks throughout the development as well as a 1.98-acre amenity area.
- The petitioner shall provide a minimum 100-foot buffer along the eastern property line adjacent to the industrially zoned parcel.
- The petition proposes pedestrian walkways that will connect drives to sidewalks along public and private streets.
- The petition commits to building sidewalks, a planting strip, and a median along Beatties Ford Road.
- The petition proposes including a new CATs bus pad on Beatties Ford Road.
- This petition commits to providing stub street connections to the north and the south of the site that could help facilitate connectivity.
- 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 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* (2022) recommends the Neighborhood 1 Place Type for this 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: