

Petition 2022-059 by Taylor Morrison

To Approve:

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 place type portion of the site but **consistent** with the Community Activity Center recommended place types based on the information from the staff analysis and the public hearing, and because:

- The 2040 Policy Map recommends Neighborhood 1 place type for the majority of the site and Community Activity Center for a smaller portion 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:

- (To be explained by the Zoning Committee)

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

To Deny:

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 place type portion of the site but **consistent** with the Community Activity Center recommended place types based on the information from the staff analysis and the public hearing, and because:

- The 2040 Policy Map recommends Neighborhood 1 place type for the majority of the site and Community Activity Center for a smaller portion 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:

- The proposed development is inconsistent with the Neighborhood 1 place type which applies to the majority of the site.
- Garrison Road, in its current form, could be significantly impacted by the development of the site.
- The site does not have access to water and could significantly impact the capacity of the local sanitary sewer collection system.
- The proposed project could provide additional housing options in the area
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development
 - 7: Integrated Natural & Built Environments

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: