

Petition 2022-082 by Maple Multi-Family Land SE, LP

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 adds to the variety of housing options in the area.
- The petitioner's request for the more intense Neighborhood 2 Place Type is a more appropriate designation than Neighborhood 1 Place Type due to its adjacency to Interstate 85 and the surrounding Commercial and other Neighborhood 2 place types.
- The petition is compatible with the other surrounding Neighborhood 2 Place Type development in the area.
- The increased density proposed by this petition could be supported by the existing bus service along Mallard Creek Road.
- The petition commits to extending the existing Wright Hill Road with a connection to Mallard Creek Church Road with the inclusion of 8-foot sidewalks and 8-foot planting strip.
- The petition commits to dedicating a minimum of fifty feet of right-of-way from the road centerline of Mallard Creek Church Road.
- The petitioner commits to provide an outdoor amenity area and/or common open space area(s) which will include a minimum of two (2) of the following amenities: clubhouse, combination of hardscape and softscape, pool, cabana, benches or seating, landscaping, art, fountain, garden, gazebo, dog park, walking trail, grills, and/or picnic tables.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 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 the 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.

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: