

Petition 2022-103 by Dominion Realty Partners, LLC

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 Campus and Neighborhood 1 place types 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:

- While technically inconsistent with recommended place types, the proposed multifamily housing will provide housing options in close proximity to the adjacent office park and nearby hospital.
- The petition commits to lessening the impact on the adjacent single family dwellings along Rebecca Avenue by bolstering a 25' Class A buffer with a row of Burford hollies.
- In addition to implementing 8' planting strip and 8' sidewalk along the new public internal street and the site's frontages of Perimeter Pointe Parkway and Rebecca Avenue, the petition would extend the Perimeter Pointe Parkway offsite to W Tyvola Road.
- 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
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Campus and 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* recommends Campus and Neighborhood 1 place types 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:

2ND:

Vote:

Dissenting:

Recused: