

Petition 2022-136 by Vision Ventures

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 Neighborhood 1.

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:

- Located along the eastern side of Catalina Avenue, this site is situated directly along a transitional boundary between single family detached development to the north and west and denser residential development aligned with the Neighborhood 2 Place Type just to the east and south.
- The building forms proposed along Catalina Avenue will be limited to no more than 4 units per building at a maximum height of 38 feet behind a 27-foot setback. This type of residential structure is compatible with the scale of development supported in the Neighborhood 1 Place Type, which is appropriate given the Neighborhood 1 designation and uses to the north and west of the site. The plan positions denser building forms to the rear of the site against an area zoned UR-2(CD) that is developing with multi-family units and recommended for the Neighborhood 2 Place Type.
- The proposal commits to install a Class C buffer with a fence along the site's northern and southern boundaries, screening the site from the abutting single family homes.
- Located less than a mile from the site is Camp North End, one of multiple nodes of commercial development that would service potential future residents on these parcels.
- The application of the Neighborhood 2 Place Type is appropriate here given the adjacency to Neighborhood 1 and 2 Place Types. The site is also within a half-mile walk of areas within the Neighborhood Center Place Type along significant transportation corridors, North Tryon Street and North Graham Street.
- 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 Neighborhood 1 to Neighborhood 2 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 Neighborhood 1.

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: