

Petition 2022-193 by Brown Group, Inc.

To Approve:

The petition is **consistent** with the *2040 Policy Map (2022)* recommendation for the Neighborhood 2 Place Type for the majority of the site, but **inconsistent** with the recommendation for the Neighborhood 1 Place Type for a portion of the site.

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 and Neighborhood 2 Place Types.

Therefore, 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 proposes to add to the variety of housing in the area.
- The future residents of the proposed site will be well served by the Activity Center and Commercial uses in the area.
- The petition plans to provide two access points from Legranger Road.
- The petition proposes a 37.5-foot Class C buffer along the northern side of the property line and a 50-foot Class C buffer along the I-85 property edge.
- The petition proposes an 8-foot planting strip and a 6-foot sidewalk along the site frontage on Legranger Road, improving the pedestrian environment along this corridor.
- This petition plans to include an internal sidewalk and crosswalk network to connect residences to the buildings on site and the sidewalks along the abutting public streets.
- The petition proposes open spaces throughout the site with amenity areas that include landscaping, seating areas, hardscape elements, dog Parks, pool, and/or shade structures.
- 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 the Neighborhood 1 to the Neighborhood 2 Place Type for a portion of the site.

To Deny:

The petition is **consistent** with the *2040 Policy Map (2022)* recommendation for the Neighborhood 2 Place Type for the majority of the site, but **inconsistent** with the recommendation for the Neighborhood 1 Place Type for a portion of the site.

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 and Neighborhood 2 Place Types.

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: