

Petition 2022-177 by Appaloosa Real Estate Partners

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:

- (to be explained by the Zoning Committee)

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:

- The proposed form is not compatible with the Neighborhood 1 place type recommendation for single family uses, duplexes and triplexes.
- While the petition would add to the variety of housing in the area, the intense form and significant increase in density is not appropriate considering the surrounding context of single-family low density residential in the area.
- The proposed plan lacks sensitivity to the existing single-family neighborhoods.
- The proposed residential community of 156 units would only be served by one existing bus line that runs along Mallard Creek Road.
- The proposed plan lacks sufficient street connectivity considering the number of units proposed.
- The access to amenities in the area lack the needed infrastructure to serve the significant increase in density proposed by this petition.
- 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.

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: