

Petition 2022-146 by KTED Townhomes

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* for a majority of the site and **inconsistent** with a small portion based on the information from the staff analysis and the public hearing, and because:

- The petition is **consistent** with the *2040 Policy Map* recommendation for the Community Activity Center Place Type and **inconsistent** with the Neighborhood 1 Place Type.

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:

- The Neighborhood 2 Place Type recommends higher density housing areas that provide a variety of housing types such as townhomes and apartments.
- In addition to retail, restaurant and entertainment, and personal services, some multi-family and office may also be located in the Community Activity Center Place Type.
- The proposal for single family attached residential uses, at approximately 12 dwelling units per acre, is an appropriate transition between commercial uses to the south and low-density residential uses to the north.
- The request is of similar context to an adjacent parcel that was approved for a recent rezoning, 2020-079.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 9: Retain Our Identity & Charm

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Community Activity Center and Neighborhood 1 to Neighborhood 2 for the site.

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* for a majority of the site and **inconsistent** with the remainder based on the information from the staff analysis and the public hearing, and because:

- The petition is **consistent** with the *2040 Policy Map* recommendation for the Community Activity Center Place Type and **inconsistent** with the Neighborhood 1 Place Type.

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: