

Petition 2022-066 by Wood 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* recommends 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 site is located on an arterial and is sandwiched between a Campus Place Type and Neighborhood Center Place Type.
- While inconsistent with Neighborhood 1's lower density residential recommendation, multi-family residential uses (Neighborhood 2) provide an appropriate transition from the Campus Place Type to the west and the Neighborhood Center Place Type to the east.
- The proposal limits building height to 56 feet, which is consistent with the Cresswind development to the north.
- Higher density residential uses are appropriate along Albemarle Road to take advantage of transit opportunities that are easier to access on the thoroughfare.
- The proposal commits to pedestrian enhancements such as eight-foot planting strips, a 12-foot multi-use path, existing bike lanes, and open space.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

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* recommends 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: