

Petition 2023-043 by Drakeford Communities

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 and Campus place types for the 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:

- The petition amends a previously approved plan to add roughly ½ acre and 16 additional single family attached dwelling units.
- The petition proposes middle density housing in close proximity to retail, services, and public schools.
- The site is served by CATS bus routes 30 and 235. The petition proposes to add an ADA compliant bus waiting pad on Ashley Road.
- The petition improves the public street network by extending three streets and providing 8' planting strip and 8' sidewalk along those streets as well as Alleghany Street and Ashley Road.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)* from Neighborhood 1 and Campus place type to 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 Neighborhood 1 and Campus place types for the site.

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)