

Petition 2023-107 by Penmith Holdings, LLC

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 Manufacturing and Logistics 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:

- This petition proposes to add to the variety of housing options in the area contributing to housing access.
- Though this petition is inconsistent with the Policy Map recommendation, the proposed uses are in line with the context of the surrounding residential uses.
- This petition proposes to contribute streetscape improvements along its frontage on Rocky River Road and John Russell Road to include accessible sidewalk ramps, crosswalks, and pedestrian signalization.
- The petition also proposes a 12-foot multi-use path and a minimum 8-foot landscape strip along Rocky River Road and John Russell Road.
- This petition plans to include a minimum of 5,100 square feet of amenity and open space and shall provide two of the following amenity features including but not limited to: community pool, open air pavilion, grilling area, splash pad, elevated hardscape patio/seating area and elevated landscape plantings.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 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 Manufacturing & Logistics 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 Manufacturing and Logistics 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:

- (To be explained by the Zoning Committee)