

Petition 2023-033 by CRD Elizabeth, 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) calls for Neighborhood Activity Center.

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 Zoning Committee).

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) calls for Neighborhood Center.

Therefore, we find this petition to be unreasonable and not in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The Elizabeth community is defined by low to mid-rise development along pedestrian corridors that seamlessly transition to surrounding single family neighborhoods with a unique and established character. This site is directly among a flourishing mix of uses in structures that prioritize sensitivity to abutting homes and often inhabit single family homes themselves.
- This swath of the corridor was designated as the Neighborhood Center Place Type to reflect its role as an existing hub for neighborhood services and needs. This Place Type is intended to facilitate middle density mixed-uses that consciously integrate into the surrounding residential areas.
- This proposal would allow a building form that exceeds the maximum scales of development envisioned in the Neighborhood Center Place Type. Surrounding developments, including the recently completed project along East 7th Street and North Caswell Road, have not been entitled for building heights exceeding 65 feet. In its current form, this rezoning is incongruent with the intent of the Place Type to be mindful of adjacent uses and the proposal also does not assimilate to the long established character and newer developments in Elizabeth. Staff is requesting a decrease in the maximum height proposed in addition to further details in the conditional notes on how the height plane transitions to the Neighborhood 1 areas at the rear of the site.
- If this rezoning were approved as is, the site's adopted place type would be revised to Community Activity Center. This is an inappropriate place type for the area given the levels of development it permits and would not be sensible as a singular and small application of Community Activity Center enveloped by the adjacent Neighborhood 1 and Neighborhood Center parcels.
- Although densification is expected along this corridor, new developments must be cognizant of the fabric of the Elizabeth community and operate as transitional spaces between the single family residential areas and the intensifying focal point

of goods and services along East 7th Street. The uses allowed in the proposal are consistent with the Neighborhood Center Place Type, it is just a matter of site and building design also conforming to the adopted policy.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development

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