Petition 2024-112 by Dreamkey 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 proposed multi-family attached dwellings would provide an additional housing option in an area identified by the *2040 Comprehensive Plan* as being in a housing gap.
- The petition commits to providing a workforce housing program for 30% of all units, for a period of 30 years, at 80% area median income (AMI).
- The site is within ¼ mile of a commercial node at Beatties Ford Road & Cindy Lane that includes retail, service, and institutional uses.
- The petition commits to completing the fourth leg of the signalized intersection at Beatties Ford Road and Capps Hill Mine Road. The traffic signal enables pedestrians and cyclists to safely cross Beatties Ford Road to access a recreation center, religious institutions, retail, and services on the west side of Beatties Ford Road.
- Bus stops for CATS Route 7 are located in close proximity to the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
    - 1: 10 Minute Neighborhoods
    - 2: Neighborhood Diversity & Inclusion
    - 3: Housing Access for All
    - 5: Safe & Equitable Mobility

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)