

Petition 2025-014 by Pulte Homes

To Approve:

This petition is found to be **consistent** 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 Neighborhood 2 Place Type.

Therefore, 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 is appropriate and compatible with the surround land uses as the site is designated as a Neighborhood 2 Place Type by the *2040 Policy Map*.
- The site is adjacent to a multi-family attached project located to the south across Glory Steet and zoned N2-B. The site is also adjacent to other properties zoned N2-B and designated as the Neighborhood 2 Place Type.
- The site is within a 1/8-mile walk of a designated Neighborhood Center Place Type containing uses such as retail, restaurant, childcare, and religious institutions.
- The proposed development would fill a need for housing in an area that has been identified as lacking Access to Housing Opportunity by the *2040 Comprehensive Plan*.
- The site is within a 3/4-mile walk of Sugar Creek Station on the Lynx Blue Line.
- The site is directly served by transit with the number 211 CATS local bus, providing service between Sugar Creek Station and Tom Hunter Station on the Lynx Blue Line.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

To Deny:

This petition is found to be **consistent** 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 Neighborhood 2 Place Type.

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)