

Petition 2025-034 by Veer Homes, 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* 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:

- This portion of the Providence Road corridor hosts a number of commercial uses, various institutions, and moderately dense multi-family projects among other residential projects. This petition provides a transition between the Community Activity Center of Providence Road and the less intense residential areas to the west of the site.
- The petition proposes a mix of residential housing types including multifamily attached, quadraplexes, one duplex, and one triplex.
- The petition's building forms are consistent with those seen in the adjacent multi-family attached development to the west, zoned MX-1.
- The site is adjacent to a Community Activity Center but is not accessible to pedestrians due to lack of sidewalk connectivity.
- The petition site has preferred place type adjacencies of Neighborhood 1, Neighborhood 2, and Community Activity Center and meets the preferred minimum acreage for a place type amendment to Neighborhood 2.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type.

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)