

Petition 2024-123 by QCRE Investments, LLC

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 1 Place Type for the site.

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:

- Located along Tappan Place this site is situated among an established single family neighborhood that borders commercial activity fronting the area's primary transportation corridor, The Plaza. These existing uses and the trends of the area inform planning policy which has identified the primary place types for this area as Neighborhood Activity Center along The Plaza, and Neighborhood 1 along the peripheries of the activity center.
- Residential uses are not permitted under the rezoning site's current Office Flex Campus zoning. Development under the existing entitlements would not align with surrounding uses of the site, all of which are single family residential with commercial uses located along other blocks and centralized along the Plaza. If approved, this rezoning request would rectify an abnormal placement of campus zoning within a residential blockface. The N1-D zoning district allows for single family residential uses that will be compatible with existing, adjacent development.
- Residents in this area are able to readily access goods and services along The Plaza. This corridor hosts diverse commercial uses, supporting its designation as a Neighborhood Activity Center. Increasing housing density in close proximity to activity centers directly supports the *2040 Comprehensive Plan* Goal of 10-Minute Neighborhoods.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

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 1 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)