

## Petition 2025-015 by Wilkes Asset Management

### 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) 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:

- While the site is designated as a Neighborhood 1 (N-1) Place Type by the *2040 Policy Map*, the property is split zoned N1-A (Neighborhood 1-A) and ML-1 (Manufacturing & Logistics-1) is currently entitled for both residential and nonresidential development.
- The site is abutting to a commercial development to the southeast zoned ML-1.
- The site is within 1/3-mile of a designated Community Activity Center Place Type containing retail and restaurant uses. And within 3/4-mile of a commercial development containing daily needs such a grocery, retail, restaurant, and personal services.
- 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 directly served by transit, the number 18 CATS local bus, provides service between Callabridge Commons/Riverbend shopping centers and the Rosa Parks Community Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion

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* (2022) 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)