

## Petition 2025-013 by True Homes

### 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 Commercial 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 site lies in a transitional area between an established single-family neighborhood, and a commercial center at the intersection of Margaret Wallace Road and Idlewild Road. Although the place type designation is commercial here and may include some auto-oriented uses, Neighborhood 2 could serve as a positive transition between established Neighborhood 1 residential areas and commercial development.
- Where the rezoning boundaries abut single family homes, the site plan provides substantive buffering with proposed open space areas.
- Similar building forms to the rezoning proposal can be found directly south of the site where there is an existing townhome community.
- The site is serviced by CATS express bus route 52X, providing transit options for future residents.
- 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 Commercial 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 Commercial 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)