

## Petition 2024-011 by Eastwood 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 a Neighborhood 1 Place Type for this site.

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 subject property is within ¼ mile walkshed of a Community Activity Center and Campus Place Type.
- The subject property is located on the CATS bus route 53X.
- The site is adjacent to the Campus Place Type to the east and the Community Activity Center Place Type to the west. The proposed zone and place type provides an appropriate transition to the abutting uses.
- Access to housing is the highest priority need in this area according to the EGF Community Reports. The petition seeks to address the housing need with an allowance for up to 115 new residential units.
- The site continues a similar development pattern with the adjacent community to the west and provides street connectivity through Ragsdale Drive and Tournament Drive.
- Provides pedestrian and bicycle accommodations along the frontage of Johnston Oehler Road.
- The site is located just west of Mallard Creek High and Corvian schools.
- 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*, from Neighborhood 1 Place Type to 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 a Neighborhood 1 Place Type for this site.

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)