

Petition 2025-021 by Harold Jordan

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:

- The petition is incompatible with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type as the proposed development is for a vehicle fueling facility.
- The site is abutting other Neighborhood 1 Place Type at the northeast corner of the intersection of East WT Harris Boulevard and Idlewild Road.
- Vehicle Fueling Facilities are permitted in the NC zoning district and the site meets all applicable zoning requirements for the district.
- While Vehicle Fueling Facilities are permitted in the Neighborhood Center (NC) Zoning District, the Neighborhood Center Place Type is intended to support walkable, mixed-use environments that serve surrounding neighborhoods with a mix of residential, retail, office, and civic uses. The intent is to create pedestrian-oriented hubs that prioritize community and reduced car dependency.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods

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 Center Type for the site.

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:

- (To be explained by the Zoning Committee)