

Petition 2025-046 by Northway Homes 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) calls for the Neighborhood 1 Place Type.

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:

- The site lies between The Plaza's commercial corridor and an established single-family neighborhood, serving as a transition between more intensive retail areas and residential uses. City policy reflects this context by identifying The Plaza as a Neighborhood Activity Center and the surrounding area (including this parcel) as the Neighborhood 1 Place Type, indicating that a Neighborhood 1-C zoning is appropriate and in character with adjacent homes.
- The current General Commercial (CG) zoning permits commercial uses that could be out of character on this residential block. Rezoning to N1-C eliminates possible incompatible CG uses, ensuring any future development is limited to residential uses compatible with the existing single-family context.
- The proposal would allow residential development on a vacant 0.17-acre infill site, introducing new housing that will complement the surrounding single-family dwellings
- The site is within walking distance of the shops, services, and transit along The Plaza corridor. Redevelopment under N1-C would place future residents close to daily amenities and bus transit options, supporting the 10-Minute Neighborhood concept of the Comprehensive Plan by promoting walkable access to goods and services.
- 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) calls for 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)