

Petition 2025-056 by Delray at Providence Road West, LLC

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* 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:

- Located in an area with a range of multi-family and single family housing types with pedestrian access to commercial nodes, this petition proposes residential uses consistent with surrounding development.
- The petition site has preferred place type adjacencies of Neighborhood 1 and Neighborhood 2 and meets the preferred minimum acreage for a place type amendment to Neighborhood 2.
- The site is less than ½ mile from a Neighborhood Center that includes commercial, medical, and personal service uses.
- The site is adjacent to developed N2 uses to the east. Where adjacent to developed N1 uses to the south, the petitioner has committed to a 25' Class B landscape yard, which exceeds the ordinance required 10' Class C landscape yard.
- 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* (2022) from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type.

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* 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)